

## PROPERTY REPORT

Property ID: 114499000

**Property Name:** Sexton's House  
**Address:** 1-3 Westminster PL

**Ownership:** Private  
**Apartment #:** ZIP: 08512

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MIDDLESEX	Cranbury township	Cranbury	Hightstown	29	9
MIDDLESEX	Cranbury township	Cranbury	Hightstown	29	8

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The Sexton's House at 1-3 Westminster Place is a two-story tall, five-bay wide, two-bay deep, frame private residence constructed circa 1840 and altered extensively circa 1960 in a vernacular Federal style. The dwelling, which has a concrete foundation, consists of a rectangular, side-gabled main block; a two-story, two-bay rear ell; and a one-story, three-bay shed roof addition adjoining the main block to the northeast and the ell to the southeast. The dwelling is clad in wood clapboard siding on all elevations. The roof is sheathed with wood shingles. An exterior chimney is located at the southeast gable end of the main block. An interior brick chimney pierces the roof on the northeast bent of the main block. A wood frieze with dentil trim runs below a molded wood cornice (with a return cornice at the gable ends) on the main block. Regular fenestration on the front elevation consists of six-over-six, vinyl-sash replacement windows with louvered shutters on the second floor and six-over-nine, vinyl-sash replacement windows with paneled shutters on the first floor. The central entrance is a six-panel wood door with an aluminum storm door. The entrance is set within an elaborate molded wood surround featuring fluted pilasters and a broken pediment with dentil trim and a carved urn design. The entrance is accessed via a brick stoop. Windows on the southeast elevation of the main block, at the second floor on either side of the exterior brick chimney; are six-over-six, vinyl-sash replacement windows with louvered shutters. The rear ell also has six-over-six, vinyl-sash replacement windows with louvered shutters on the second floor. The first floor of the southeast elevation, comprising the one-story shed roof addition, has narrow fixed vinyl windows with ten inset lights each. A central secondary entrance consists of a single door with twelve inset lights above a rectangular panel. The rear

**Survey Name:** Cranbury CLG Survey 2017

**Surveyor:** Kristen Herrick

**Organization:** RGA, Inc.

**Property ID:**

Page 1

☒ (Primary Contact)

114499000

elevation features a louvered window in the gable end of the ell; six-over-six, vinyl-sash replacement windows with louvered shutters on the second floor; and a six-over-nine, vinyl-sash replacement window on the first floor. A square vinyl bay window with twenty inset lights and a standing seam metal cap perforates the first floor of the ell, west of the six-over-nine vinyl-sash window. Four narrow ten-light vinyl windows, adjoined in one unit, pierce the rear elevation of the shed roof addition. The northwest elevation of the main block features a louvered window in the gable end; six-over-six, vinyl-sash replacement windows with louvered shutters on the first floor; and six-over-nine, vinyl-sash replacement windows with louvered shutters on the second floor. The ell's northwest elevation has six-over-six, vinyl-sash replacement windows with louvered shutters on the second floor. An eighteen-light fixed vinyl window and a six-panel door with a segmented sidelight on the first floor are sheltered by a shed roof porch with a brick foundation, square columns, and a wood frieze. A one-story shed, constructed circa 2005 after the district's period of significance, is located east of the dwelling. A two-bay, side-gabled garage, constructed circa 1970, is located west of the dwelling.

**History:** The Sexton's House was constructed as the primary residence for the caretaker of the Second Presbyterian Church of Cranbury, established in 1838. The church, which was razed in 1936, was located east of the dwelling. The cemetery associated with the church remains. (Chambers 2012:131). The Sexton's House at 3 Westminster Place, constructed circa 1840, first appears cartographically on the 1861 Walling map of Cranbury Township, between the church school and the Westminster Cemetery. The 1872 Beers atlas depicts the subject dwelling as an L-shaped building, one of three church-associated buildings on a single lot at the corner of North Main Street and Westminster Place, then called Church Street. The subject dwelling stands beside a building labelled a "session room" and the church school. The subject dwelling also appears on the 1876 Everts and Stewart map. The 1916 Sanborn map shows the form of the subject dwelling before it was altered circa 1960: a two-story dwelling with a projecting bay in the southwest corner; a two-story wing to the southeast; a one-story addition to the northwest; and two one-story porches on the front and rear elevations. The subject dwelling appears the same on the 1933 Sanborn map. Circa 1960, the subject dwelling was renovated to its current form.

**Setting:**

The Sexton's House at 3 Westminster Place is sited on a rectangular parcel (Block 29, Lot 9) located on the north side of Westminster Place in Cranbury Township, Middlesex County, New Jersey. The parcel is bounded to the south by Westminster Place and to the west by North Main Street. The dwelling is oriented with its primary elevation facing southeast and is set back approximately thirty feet from Westminster Place. A concrete sidewalk, which runs along the north side of Westminster Place, spans the entire south side of the parcel. A gravel driveway leads north from Westminster Place past the northwest elevation of the dwelling to a one-story, frame garage. A wood fence surrounds the dwelling on the east, west, and south sides. The property is lightly wooded. A one-story, frame shed sits east of the dwelling. 3 Westminster Place is located in a primarily residential neighborhood surrounded by residential and commercial properties dating from the mid-nineteenth to the early-twentieth century, across the street from a late-twentieth century bank and beside a mid-nineteenth century cemetery.

<b>Registration and Status Dates:</b>	<b>National Historic Landmark?:</b> <input type="checkbox"/>	
	<b>National Register:</b> 9/18/1980	<b>SHPO Opinion:</b>
	<b>New Jersey Register:</b> 8/9/1979	<b>Local Designation:</b> 9/26/1988
	<b>Determination of Eligibility:</b> 3/25/1977	<b>Other Designation:</b>
	<b>Certification of Eligibility:</b>	<b>Other Designation Date:</b>

☐ **Eligibility Worksheet included in present survey?**      ☐ **Is this Property an identifiable farm or former farm?**

**Survey Name:** Cranbury CLG Survey 2017

**Surveyor:** Kristen Herrick

**Organization:** RGA, Inc.

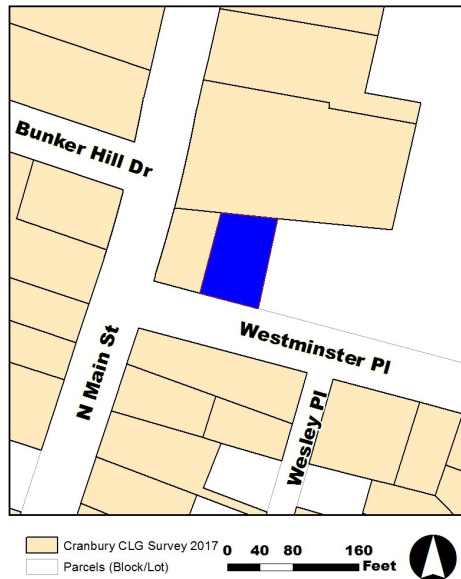
☒ (Primary Contact)

**Property ID:**

114499000

Page 2

Location Map:



Site Map:

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
Chambers, John Whiteclay II	Cranbury: A New Jersey Town from the Colonial Era to the Present	2012	
Cranbury Historical and Preservation Society	Property File, 3 Westminster Place		
Walsh, Ruth	National Register of Historic Places Nomination for the Cranbury Historic District, Cranbury Township, Middlesex County, New Jersey	1979	
Heritage Studies	Preserving Historic Cranbury Village	1989	

**Additional Information:**

The 1989 Heritage Studies survey identified the Sexton's House at 3 Westminster Place as a non-contributing resource to the Cranbury Historic District. The subject dwelling, constructed circa 1840, was extensively altered circa 1960 to resemble an eighteenth-century dwelling. RGA concurs with the previous evaluation and recommends the Sexton's House at 3 Westminster Place as a non-contributing resource due to its lack of integrity of design and workmanship.

**More Research Needed?** ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☒

**District Name:** Cranbury Historic District

**Status:** Non Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

**Survey Name:** Cranbury CLG Survey 2017

**Surveyor:** Kristen Herrick

**Organization:** RGA, Inc.

☒ (Primary Contact)

**Property ID:**

114499000

Page 3

Conversion Problem? ☐ ConversionNote: 41

Date form completed: 6/29/2017

New Jersey Department of Environmental Protection  
Historic Preservation Office

Property ID: 114499000

Element ID: 1503506497

## BUILDING ATTACHMENT

**Common Name:** Garage, Sexton's House, Westminster Place

**Historic Name:** Garage, Sexton's House 3 Westminster Place

**Present Use:** Unclassifiable Activities

**Historic Use:** Unclassifiable Activities

**ConstructionDate:** 1970

**Source:**

**Construction**

**Start Date:**

**Construction**

**End Date:**

**Style:** Other

☒ Vernacular Style?

**Form:** Other

**Physical Condition:** Good

**Type:** Garage

**Remaining Historic Fabric:** Unknown

**Roof Finish Materials:** Wood, Shingle

**Stories:** 1

**Exterior Finish Materials:** Wood, Board and Batten

**Bays:** 2

### Exterior Description:

The garage at the Sexton's House at 1-3 Westminster Place is a one-story tall, two-bay wide frame garage on a concrete foundation constructed circa 1970. The side-gabled roof is sheathed with wood shingles. The exterior of the building is clad in wood board and batten siding. The two bays on the front elevation are perforated by wood roll-top garage doors.

History: The garage of the Sexton's House at 1-3 Westminster Place stands on the former site of the Sunday school associated with the Second Presbyterian Church of Cranbury, located east of the subject building and demolished in 1936. The school, formerly known as 1 Westminster Place, then served as the Cranbury Youth Center until it was demolished in 1945. The subject building was partially constructed using the remnants of frame wagon sheds, formerly located across the street on the south side of Westminster Place. The 1989 Heritage Studies survey did not identify the subject building. RGA recommends the garage at the Sexton's House at 3 Westminster Place as a non-contributing resource to the Cranbury Historic District due to its date of construction.

### Interior Description:

Not accessible

### Alteration Dates:

### Architect/Designer::

Date form completed: 8/23/2017

**Survey Name:** Cranbury CLG Survey 2017

**Surveyor:** Kristen Herrick

**Organization:** RGA, Inc.

☒ (Primary Contact)

**Property ID:**

114499000

Page 4