

PROPERTY REPORT

Property ID: 2121572383

Property Name: Cranbury Inn
Address: 21 S MAIN ST
Apartment #:
Ownership: Private
ZIP: 08512

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MIDDLESEX	Cranbury township			35	7.01

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:** 88

Description:

PS&S recommends that the Cranbury Inn, formerly the United States Hotel and built on a site occupied by an inn since the mid-18th century, is a key-contributing property in the Cranbury Historic District.

The 2 1/2-story, gable-roofed, rectangular-plan main block of this aluminum siding-clad, frame historic hotel on a parged foundation is 6 bays wide and 2 bays deep and is fronted on the northwest, main elevation by a 1-story, full-width, composite-roofed porch and backed on the southeast elevation by a 2-story, composite-roofed volume to the southwest and a 2-story, gable-roofed volume to the northeast. These are in turn backed by multiple additions: a 1-story hyphen links to a 1 1/2-story, gable-roofed volume with extended gabled dormers, which is backed in turn by a large, 2-story, gable-roofed volume. A 1-story, composite-roofed side addition flanks the northeast elevation. The roofs are predominantly clad in asphalt shingle with a historic punch and gouge frieze on the northwest elevation of the main volume. The windows of the main volume predominantly have 1/1 replacement sash with applied shutters. An interior brick chimney projects from the northeast bay of the gable ridge. An interior stone chimney projects from the southwest slope of the gable-roofed, dormered rear volume. The front porch, accessed by a brick stair with wrought iron rails in the southwest, central bay of the northwest elevation and the single bay of the southwest elevation, includes replaced columns on brick piers, a historic rail, and replaced balusters. A single historic pilaster is located on the southwest corner of the hotel. The primary entrance is located in the northeast, central bay and includes a historic door with historic 3-light sidelights, fluted pilasters, and a historic dentiled cornice. A secondary entrance, labeled the Package

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Principal Investigator: Emily Cooperman

Organization: Paulus, Sokolowski & Sartor

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Store, is located in the southwest bay and is flanked to the northeast by a large, 9-light display window. A single window lights the northeast bay. The second floor is asymmetrically fenestrated by 5 single windows. The side volume, which projects further northwest than the main volume, is lighted by 3 double windows on the northwest elevation and a single double window on the southwest elevation. The southwest, side elevation of the main volume is lighted by a single window on the second floor and 2 smaller windows with historic window frames on the third floor. The composite-roofed rear volume is lighted by 3 windows on each floor. A secondary 15-light entrance is located in the southeast elevation hyphen. A single window lights an extended dormer in this volume. The gable-roofed, dormered volume includes a recessed porch with columns on stone piers and is accessed by 2 sets of double 15-light doors flanked by an 8/8 window, with 6/6 windows lighting the dormers. The 2-story rear volume includes a wall gable lighted by large multi-light fixed windows in the northeast bay and is regularly fenestrated with 6/6 windows on both floors of the remaining bays. The southeast, rear elevation of the volume is lighted on the second floor by a large, 3-sided, segmental arch, fixed window. The northeast, side elevation is not visible from the public right-of-way.

As John Chambers has documented, the first development in Cranbury was of a tavern and post house as a stopping point in the postal route across West Jersey, although not at this location (Chambers 2012: Chapter 1). The current owners understand that portions of the rear of the current building correspond to the mid-18th century and may represent more than one inn operation. Sources generally concur that the main, front volume of the present building dates to the post-Revolutionary period and was constructed as a dwelling by Peter Perrine, with the exception of the 1975 draft National Register Nomination for the district, which asserts both that the property "covers an area that contained previous taverns, starting with Richard Handley's tavern," locating this in the northeastern volume, and that the southwestern volume corresponds to the former Perrine house that was converted to a tavern and hotel by Timothy Horner in 1808. The 1876 Everts & Stewart map shows the building as L-plan and the property as belonging to J. D. Grover at that date. The 1916 Sanborn map details the frame building, then called the United States Hotel and closed for business, as U-plan in configuration, with a 2-story front block fronted on the northwest by a 1-story, full-width porch that wrapped around the northeast elevation of this volume to meet a substantial, 2-story volume backed by a 1-story secondary volume. The southeastern wing of the building was also shown as 2 stories in height. The property also included a 2-story dwelling southwest of the inn, and a series of secondary buildings, including a shed and ice house to the rear of the hotel and a carriage house to its east behind the southwestern dwelling. By 1933, the secondary buildings had been removed and replaced by a different, 1-story, rectangular-plan garage with "4 stalls." Historic aerial photographs indicate that the current northeastern volume was added between 1933 and 1940. The former dwelling on the property was removed by 1940. The 1974 photographic inventory of Cranbury historic buildings in the collection of the Cranbury Historical and Preservation Society shows the building's northwest and southwest elevations, with 1/1 window sash and the front essentially as it appears today, but without the railing on the northeastern addition roofline. A major campaign of renovation and addition to the rear of the building took place between 2002 and 2006, when the rear wing was constructed. Visual evidence suggests that the current siding may date to this campaign or earlier.

This property is a key-contributing property in the historic district because retains integrity and such key historic character-defining features as its historic massing and fenestration patterns, its open front porch, and historic doorway.

Setting:

South Main Street stretches from Brainerd Lake to the southern edge of Cranbury and is characterized by freestanding single-family residences of moderate scale ranging in date from the early 19th century to the early 20th century.

Registration and Status	National Historic Landmark?: <input type="checkbox"/>	
Dates:	National Register: 9/18/1980	SHPO Opinion:
	New Jersey Register: 8/9/1979	Local Designation: 9/26/1988
	Determination of Eligibility: 3/25/1977	Other Designation:
	Certification of Eligibility:	Other Designation Date:
<input checked="" type="checkbox"/> Eligibility Worksheet included in present survey? <input type="checkbox"/> Is this Property an identifiable farm or former farm?		

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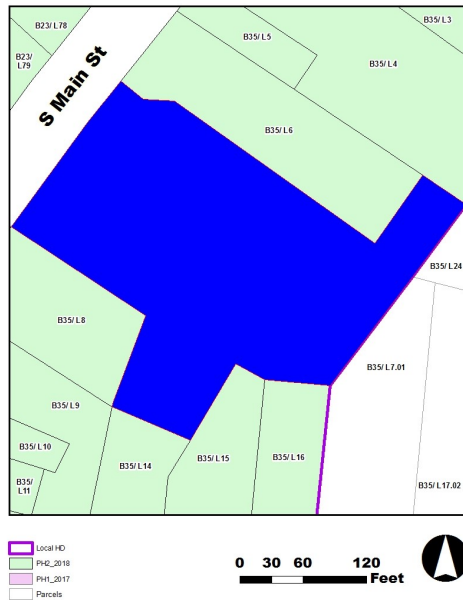
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Location Map:



Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Brennan, Peggy and Frank J. Jr.	Images of America: Cranbury	1995	
Heritage Studies	Preserving Cranbury Township	1989	
(None Listed)	1933 Sanborn Map	1933	
Chambers, John Whiteclay II	Cranbury: A New Jersey Town from the Colonial Era to the Present	2012	
(None Listed)	Aerial and street view photography for 1931, 1940, 1947, 1953, 1957, 1963, 1969, 1970, 1972, 1979, 1987, 1995, 2002, 2006, 2007, 2008, 2010, 2012, 2013, and 2015 available at historicaerials.com and for 1995, 2002, 2006, 2007, 2008, 2010, 2013, 2016, and 2017 available through Google Earth		
Brennan, Peggy and Frank J. Jr.	Images of America: Cranbury, Volume II	1998	
(None Listed)	1916 Sanborn Map	1916	
Walsh, Ruth	National Register of Historic Places Nomination for the Cranbury Historic District, Cranbury Township, Middlesex County, New Jersey	1979	
(None Listed)	1850 Otley and Keily Map	1850	
(None Listed)	1876 Everts and Stewart Map	1876	

Additional Information:

1202_35_7.01 (17,211 SQ. FT.) / 2S CRANBURY INN / 0000

More Research Needed? ☐ (checked=Yes)

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INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Cranbury Historic District

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐

ConversionNote:

Date form completed: 8/24/2018

Survey Name: Cranbury Local Historic District Survey 2018

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ELIGIBILITY WORKSHEET - Properties

Property ID **2121572383**

History:

As John Chambers has documented, the first development in Cranbury was of a tavern and post house as a stopping point in the postal route across West Jersey, although not at this location (Chambers 2012: Chapter 1). The current owners understand that portions of the rear of the current building correspond to the mid-18th century and may represent more than one inn operation. Sources generally concur that the main, front volume of the present building dates to the post-Revolutionary period and was constructed as a dwelling by Peter Perrine, with the exception of the 1975 draft National Register Nomination for the district, which asserts both that the property "covers an area that contained previous taverns, starting with Richard Handley's tavern," locating this in the northeastern volume, and that the southwestern volume corresponds to the former Perrine house that was converted to a tavern and hotel by Timothy Horner in 1808. The 1876 Everts & Stewart map shows the building as L-plan and the property as belonging to J. D. Grover at that date. The 1916 Sanborn map details the frame building, then called the United States Hotel and closed for business, as U-plan in configuration, with a 2-story front block fronted on the northwest by a 1-story, full-width porch that wrapped around the northeast elevation of this volume to meet a substantial, 2-story volume backed by a 1-story secondary volume. The southeastern wing of the building was also shown as 2 stories in height. The property also included a 2-story dwelling southwest of the inn, and a series of secondary buildings, including a shed and ice house to the rear of the hotel and a carriage house to its east behind the southwestern dwelling. By 1933, the secondary buildings had been removed and replaced by a different, 1-story, rectangular-plan garage with "4 stalls." Historic aerial photographs indicate that the current northeastern volume was added between 1933 and 1940. The former dwelling on the property was removed by 1940. The 1974 photographic inventory of Cranbury historic buildings in the collection of the Cranbury Historical and Preservation Society shows the building's northwest and southwest elevations, with 1/1 window sash and the front essentially as it appears today, but without the railing on the northeastern addition roofline. A major campaign of renovation and addition to the rear of the building took place between 2002 and 2006, when the rear wing was constructed. Visual evidence suggests that the current siding may date to this campaign or earlier.

Statement of Significance:

The Cranbury Inn is locally significant under Criterion A for its association with the history of inn-keeping in Cranbury, which played a key role in the development of Cranbury as a stopping place on New Jersey's early roads during the 18th and 19th centuries.

Eligibility for New Jersey and National Registers: ☒ Yes ☐ No

National Register Criteria: ☒ A ☐ B ☐ C ☐ D

Level of Significance: ☒ Local ☐ State ☐ National

Justification of Eligibility/Ineligibility:

The Cranbury Inn retains integrity of location, setting, feeling and association and thus continues to be able to convey its significance under Criterion A.

Total Number of Attachments: 0

List of Element Names: Hotel
Garage

Narrative Boundary Description:

The Cranbury Inn corresponds to block 35, lot 7.01, Cranbury Township, Middlesex County, New Jersey.

Date Form Completed: 8/21/2018

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BUILDING ATTACHMENT

Historic Sites #:2121572383

Common Name:	<u>The Cranbury Inn</u>		
Historic Name:	<u>United States Hotel</u>		
Present Use:	<u>Commercial, eating, drinking</u>		
Historic Use:	<u>Residential, transient</u>		
Construction Date:	<u>Circa 1790</u>	Source:	<u></u>
Alteration Date(s):	<u>1808</u>	Source:	<u></u>
Designer:	<u></u>	Physical Condition:	<u>Good</u>
Builder:	<u></u>	Remaining Historic Fabric:	<u>Medium</u>
Style:	<u>Federal</u>		
Form:	<u>Other</u>	Stories:	<u>2</u>
Type:	<u></u>	Bays:	<u>6</u>
Roof Finish Materials:	<u>Asphalt shingle</u>		
Exterior Finish Materials	<u>Wood, clapboard</u>		

Exterior Description:

The 2 ½-story, gable-roofed, rectangular-plan main block of this aluminum siding-clad, frame historic hotel on a parged foundation is 6 bays wide and 2 bays deep and is fronted on the northwest, main elevation by a 1-story, full-width, composite-roofed porch and backed on the southeast elevation by a 2-story, composite-roofed volume to the southwest and a 2-story, gable-roofed volume to the northeast. These are in turn backed by multiple additions: a 1-story hyphen links to a 1 ½-story, gable-roofed volume with extended gabled dormers, which is backed in turn by a large, 2-story, gable-roofed volume. A 1-story, composite-roofed side addition flanks the northeast elevation. The roofs are predominantly clad in asphalt shingle with a historic punch and gouge frieze on the northwest elevation of the main volume. The windows of the main volume predominantly have 1/1 replacement sash with applied shutters. An interior brick chimney projects from the northeast bay of the gable ridge. An interior stone chimney projects from the southwest slope of the gable-roofed, dormered rear volume. The front porch, accessed by a brick stair with wrought iron rails in the southwest, central bay of the northwest elevation and the single bay of the southwest elevation, includes replaced columns on brick piers, a historic rail, and replaced balusters. A single historic pilaster is located on the southwest corner of the hotel. The primary entrance is located in the northeast, central bay and includes a historic door with historic 3-light sidelights, fluted pilasters, and a historic dentiled cornice. A secondary entrance, labeled the Package Store, is located in the southwest bay and is flanked to the northeast by a large, 9-light display window. A single window lights the northeast bay. The second floor is asymmetrically fenestrated by 5 single windows. The side volume, which projects further northwest than the main volume, is lighted by 3 double windows on the northwest elevation and a single double window on the southwest elevation. The southwest, side elevation of the main volume is lighted by a single window on the second floor and 2 smaller windows with historic window frames on the third floor. The composite-roofed rear volume is lighted by 3 windows on each floor. A secondary 15-light entrance is located in the southeast elevation hyphen. A single window lights an extended dormer in this volume. The gable-roofed, dormered volume includes a recessed porch with columns on stone piers and is accessed by 2 sets of double 15-light doors flanked by an 8/8 window, with 6/6 windows lighting the dormers. The 2-story rear volume includes a wall gable lighted by large multi-light fixed windows in the northeast bay and is regularly fenestrated with 6/6 windows on both floors of the remaining bays. The southeast, rear elevation of the volume is lighted on the second floor by a large, 3-sided, segmental arch, fixed window. The northeast, side elevation is not visible from the public right-of-way.

Interior Description:

This survey project did not include a review of building interiors. Further research/survey is recommended.

BUILDING ATTACHMENT

Historic Sites #:2121572383

Setting:

South Main Street stretches from Brainerd Lake to the southern edge of Cranbury and is characterized by freestanding single-family residences of moderate scale ranging in date from the early 19th century to the early 20th century.

Survey Name:	<u>Cranbury Local Historic District Survey 2018</u>	Date:	<u>August 28, 2018</u>
Surveyor:	<u>Emily T. Cooperman</u>		
Organization:	<u>Paulus, Sokolowski & Sartor</u>		