

# Broad Street Historic District Nomination Report



**Prepared by: Freehold Borough Historic  
Preservation Commission**

**Formalized by the HPC January 2022  
Presented to Mayor & Council April 2022**

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This report has been prepared in accordance with **Freehold Borough Ordinance 2.114.060**

The Freehold Borough Historic Preservation Commission

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## **I. Executive Summary**

The Freehold Borough Historic Preservation Commission was created by ordinance in 2005. The Historic Preservation Commission is charged with accomplishing the protection, enhancement and perpetuation of especially noteworthy examples or elements of the Borough's environment in order to:

- To safeguard the heritage of the Borough of Freehold by preserving resources within the Borough that reflect elements of its cultural, social, economic and architectural history;
- To encourage the continued use of historic properties and to facilitate their appropriate use;
- To maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites, objects, or districts within the Borough of Freehold;
- To stabilize and improve property values within the historic district and foster civic pride in the built environment;
- To promote appreciation of historic properties for education, pleasure and the welfare of the local population;
- To encourage beautification and private investment;
- To manage change by preventing alteration or new construction not in keeping with the historic district;
- To discourage the unnecessary demolition of historic resources;
- To recognize the importance of resources located outside of a historic district by designating individual historic properties;
- To urge property owners and tenants to maintain their properties in keeping with the requirements and standards of this chapter;
- To encourage the proper maintenance and preservation of historic settings and landscapes;
- To discourage inappropriate alterations of historic properties;
- To enhance the visual and aesthetic character, diversity, continuity and interest in the Borough;
- To promote the conservation of historic properties and historic districts and to invite and encourage voluntary compliance for all historic resources within Freehold Borough.

In 2005, Freehold Borough designated its first local historic district, the Freehold Center Historic District. A historic district is a section of a community containing buildings, properties or sites that have been designated as historically or architecturally significant. The designation of a local district protects the significant properties and the historic character of the district.

The personality of a street, neighborhood, district or overall town fosters a sense of identity. That identity often reflect both tangible and intangible history. Historic districts support this identity by preventing unregulated and insensitive change. A historic district is one tool to protect community character, to be used in combination with other planning and revitalization strategies.

Numerous studies show that property values increase in historic districts and that demand for homes in historic districts is statistically higher, as evidenced by higher property values and fewer foreclosures.

When a committee was first formed 20 years ago to consider the prospects for establishing a historic preservation commission in the Borough and designating historic districts, an official from the state Historic Preservation Office toured the town with some members, pointing out areas he thought were natural candidates for designation. His list was long. The commission that was ultimately established by the governing body stuck to a much shorter list. The initial designation was to protect downtown Freehold – our “core” economic area. This built environment has been the heart of the Borough’s life for more than three centuries. By starting small and putting just this one area under the commission’s jurisdiction, the governing body’s intent was to ease the commission into the administration of the Borough, and to see what improvements to the ordinance or administrative procedures needed to be made before any more properties/districts were considered for designation.

But there are many other significant historic structures and areas outside of our downtown, and it is now time to consider establishing new historic districts. The exciting growth as outlined in the Freehold Borough Master Plan requires careful planning. Historic districts are one element of a mindful approach that allows us to preserve our historic fabric during times of progress.

This report was prepared in accordance with Freehold Borough code 2.114.060 which outlines the required contents of any historic district nomination procedure. This report contains information on the history of the proposed Broad Street Historic District, its historical and architectural significance, and descriptions of buildings located therein.

## **II. Historical and Architectural Significance of Broad Street**

The proposed area of the Broad Street Historic District encompasses many of the most important aspects of Freehold Borough’s history.

The homes on Broad Street represent a window into the past. The architectural styles from the Victorian period are represented here. The height, size and ornamentation on the homes is consistent, with a few exceptions. The exceptions represent interesting examples of other architectural styles.

### *Architectural Styles within the Proposed District*

*Gothic Revival (1840-1880)* : It was mostly popular between 1840-1860 for houses, usually in a wood-frame form referred to as Carpenter Gothic. It is most abundant in the northeastern U.S. The Gothic Revival can be traced back to England in 1749 to romanticize medieval styles there, and the romanticized simplicity of medieval times. The first American Gothic house was by Alexander Jackson Davis in Baltimore, Maryland in 1832.

Identifying features: Steeply pitched roof, cross-gabled, decorated vergeboards, pointed-arch windows, sometimes stained glass, like churches. Gothic window above entry, one-story porch

with flattened, Gothic arches. The first appearance of picturesque (asymmetrical and unpredictable) floor plans, indicating the rise of the Romantic Era in America by the 1840s.

*Queen Anne (1880-1910)* : Queen Anne style was very popular in American architecture at the turn of the 20<sup>th</sup> century. It is one of the predominant styles of architecture in Freehold Borough and is the predominate style of the proposed Broad Street Historic District. In the majority of homes of this style, even in cases where homeowners have replaced original materials, attempts have been made to replicate the original design.

Identifying features: steeply pitched roof of irregular shape, usually with dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch which is usually one story high and extended along one or both side walls.

*Colonial Revival (1880-1955)* : Colonial Revival architecture reawakened Americans to the architectural traditions of their colonial past. In the period of 1910-1930, nearly 40% of U.S. homes were built in the Colonial Revival style. It is a hallmark not only of the architecture in the nation but also in Freehold Borough.

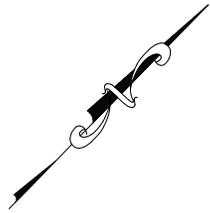
Identifying features: accentuated front door, normally with decorative crown supported by pilasters or extended forward, doors commonly have overhead fanlights or sidelights, façade normally shows symmetrically balanced windows and center door; windows with double hung sashes usually with multi-pane glazing in one or both sashes, windows frequently in adjacent pairs.

*Minimal Traditional (1935-1950)* : The Minimal Traditional house “fulfilled aesthetic and social needs for affordable single-family housing” and was used by the Federal Housing Administration as a prototype to represent the simple and economical home possibility.

Identifying features: Low or immediate-pitched roof, small, generally one-story in height, roof eaves have little or no overhand, double-hung windows, typically multi-plane or 1/1, minimal amounts of architectural detail.

**III. Proposed Historic District Boundaries Description**

The blocks of Broad Street beginning at the Parker House Condominiums extending south to Park Avenue. The north boundary of the proposed district meets the existing Freehold Center Historic District.



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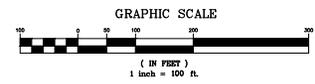


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REVISIONS	DATE
DATE: 09/04/2022	AM
SCALE: 1"=100'	AM
AE FILE NAME: BOUNDARY AREA	AM
AE FILE NUMBER: 1318.000.022	AM

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**PROPOSED  
 BROAD STREET  
 HISTORIC DISTRICT  
 MAP**  
 PREPARED FOR  
**BOROUGH OF  
 FREEHOLD**  
 SITUATED IN  
**BOROUGH OF FREEHOLD  
 MONMOUTH COUNTY  
 NEW JERSEY**



#### **IV. Intention of the District**

The primary intention of the district is to recognize the tangible (architectural) and intangible (historic events, persons, etc) of this section of Broad Street. The secondary intention is to protect homeowners who live in the homes here from unchecked change stemming from potential development. The proposed district is immediately adjacent to the Redevelopment Area. There are many large homes that would be prime candidates for changing use requiring exterior changes. Designating the street as a historic district would help maintain the fundamental architectural details of the street, therefore protecting the homeowners who live on this street from their landscape changing drastically.

Historic District designation opens the area up to grants and funding to help in establishing educational programs for the area and physical markers denoting the importance of the area. Funding also supports historic preservation, rehabilitation and restoration of the built environment.

#### **V. Incentives for Residents**

The HPC recommends that we provide incentives for home-owners within the historic district who voluntarily follow the ordinance and design-standards. Potential programs include grants (similar to the Housing Rehabilitation Program), proposed 5-year tax abatement program resulting from the declaration of Rehabilitation for all of Freehold Borough, fee waivers for voluntary deed restrictions, fee waivers for permits, grant opportunities and free design/technical guidance services.

#### **VI. FAQs**

*What will districting do for us that zoning laws can't?*

Streets, neighborhoods or districts have their own identities that we value and that give us value in return. Without a historic district overlay, zoning alone can't protect the community's historical integrity and distinctive character. Zoning allows a wide variety of structures and landscaping without considering the unique character and needs of a particular area. A historic district permits rezoning but it establishes a consistent set of development standards unique to the district that don't change with rezoning.

*Isn't preservation expensive?*

Historic properties become just old buildings when they lose the integrity of compatible materials and design details. Cheap substitution is like taking part of the principal of an investment and throwing it away. Smart money is on preserving older properties intact. Good design and construction will enhance the district, which, in turn lends prestige to the security of our investments. In other words, cheaper materials up front will offset building costs, but if dwarfed by the loss incurred if owners make inappropriate changes that detract from their own and their neighbor's properties.

Example: The cheap quick fix is often the most costly fix in the long run. The life of a vinyl "energy efficient" window is 10-15 years. So, typically during the cycle of a mortgage they are

replaced twice. Plus, there is the additional waste of vinyl windows stacked up in landfills. The expense of replacing vinyl window twice and the subsequent environment impact far outprices the cost of restoring original windows.

*Won't a historic district lower property values by reducing the number of potential buyers by eliminating those who do not want their property subject to the historic district bureaucracy?*

This does not apply in Freehold Borough. Furthermore, this is a baseless argument that is not substantiated by any studies. Properties in historic districts substantially outperform sales of similar properties elsewhere. Where values are declining, preservation stabilizes them. Preservation sells, and not just because some buyers appreciate historic settings. Buyers are aware that a historic district signifies the mix of positive factors—social, economic, political and cultural – that make living there desirable. The free market has shown that people will pay a premium to buy a property in sheltered communities, whether in historic districts or gated suburban developments.

**VII. Representative Images**

*Revival Styles*



99 Broad Street - Carpenter Gothic



108 Broad Street - Colonial Revival



110 Broad Street - Colonial Revival



112 Broad Street - Colonial Revival



63 Broad Street - Colonial Revival



119 Broad Street - Colonial Revival

*Victorian Era Styles*



80 Broad Street - Queen Anne/Shingle



96 Broad Street - Folk Victorian



51 Broad Street - Queen Anne



83 Broad Street - Queen Anne



87 Broad Street - Stick Style



89 Broad Street - Queen Anne

## VIII. Survey Definitions

<b>Key</b>	<b>Term</b>	<b>Definition (Ordinance 2.114.030)</b>
NC	Non-Contributing	Any improvements, buildings, structures, accessory structures, sites or objects which are not integral components of a historic district because they neither date from a time period for which the historic district is significant, nor represent an architectural style, period, or construction method for which the historic district is significant.
C	Contributing	Any improvements, buildings, structures, accessory structures, sites or objects which are integral components of a historic district either because they date from a time period for which the historic district is significant, or because they represent an architectural style, period, or construction method for which the historic district is significant.
K	Key	Any improvements, buildings, structures, accessory structures, sites or objects which, due to their significance, would individually qualify as a historic property.
*		Date that tax record attributes to property. The earliest tax record date is 1900, but many of these structures predate that year.

<b>Criteria</b>	<b>Definition (Ordinance 2.114.030)</b>
1	Of particular historic significance to the borough of Freehold by reflecting or exemplifying the broad cultural, political, economic, or social history of the nation, state or community.
2	Associated with the historic personages important in national, state or local history.
3	The site of a historic event which had a significant effect on the development of the nation, state or community.
4	An embodiment of the distinctive characteristics of a type, period, architectural style, method of construction or engineering.
5	Representative of the work or works of a locally, regionally or nationally important or recognized builder, designer, artist or architect.
6	Significant for containing elements of design, detail, materials, or craftsmanship which represent a significant innovation.
7	Able or likely to yield information important in prehistory or history.

### IX. Historic Architectural Survey, Proposed Broad Street Historic District

No.	Street	Block	Lot	Year	Style	Class	Criteria	Notes
48	Broad	35	13	1905*	Shingle	C	4	Many original features
52	Broad	35	12	1905*	Queen Anne	C	4	Has been heavily modified, but the height and size contribute to the streetscape.
54	Broad	35	11	1905*	Queen Anne	C	4	Has been heavily modified, but the height and size contribute to the streetscape.
56	Broad	35	10	1905*	Folk Victorian	C	4	Most original features have been replaced with like-synthetic options
58	Broad	35	9		Queen Anne	C	4	Contributes to the streetscape
60	Broad	35	8	1905*	Queen Anne	C	4	Some original features
62	Broad	35	7	1905*	Queen Anne	C	4	Some original features
64	Broad	35	6	2001	New Traditional	C	4	Contributes to the streetscape
66	Broad	35	5	1910*	Vernacular	C	4	Contributes to the streetscape
68	Broad	35	4	1905*	Vernacular	C	4	Contributes to the streetscape
80	Broad	28	13	1930*	Queen Anne/Shingle	C	2, 4	McDermott House, later the first county Library
82	Broad	28	12	1887*	Queen Anne	C	4	Many original features
84	Broad	28	11	1905*	Queen Anne	C	4	Many original features
86	Broad	28	10	1905*	Queen Anne	C	4	Some original features
88	Broad	28	9	1905*	[Spindlework] Queen Anne	K	4	Original
90	Broad	28	8	1905*	[Spindlework] Queen Anne	C	4	Only the delicate original spindlework of the original porch remains.
94	Broad	28	7	1998	Millenium Mansion	C	N/A	The size contributes to the streetscape
96*	Broad	28	6	1905*	Folk Victorian - Greek Revival	C	4	Rare example of this style in Freehold
98	Broad	28	5	1905*	Folk Victorian - Greek Revival	C	4	Rare example of this style in Freehold
100	Broad	28	4	1920*	Queen Anne	C	4	The original form and porch details are intact, but other features have been removed. Contributes to the streetscape.
104	Broad	28	2	1905*	Queen Ann	C	4	Many original features
106	Broad	28	1	1905*	Queen Ann	C	4	Many original features
14	Yard	27	6	1905*	Shingle	C	4	Many original features

108	Broad	27	5	1920*	4 square/Colonial Revival	K	4	Original siding, some original windows, original door. Some unusual features paired together.
110	Broad	27	4	1941	4 square/Colonial Revival	K	4	Original siding, windows
112	Broad	27	3	1940	Colonial Revival	K	4	Original
114	Broad	27	2	1997	New Traditional	C	4	Although not historic, the height and size of the house contributes to the sight line of the street.
116	Broad	27	1	2000	New Traditional	C	4	Although not historic, the height and size of the house contributes to the sight line of the street.
123	Broad	26	25	1945	Minimal Traditional	C	4	Some original materials
121	Broad	26	24	1948	Minimal Traditional	C	4	Likely original - difficult to assess from the street
119	Broad	26	22	1950	Styled Ranch/Colonial Revival	K	4	Original
117	Broad	26	20	1948	Ranch	K	4	Original horizontal light windows, most features are original
111	Broad	26	19	1920*	Prairie/4 square	K	4	Mostly original
109*	Broad	26	18	~1890s	Queen Anne	C	4	Historic windows
107	Broad	26	17	~1870	Gothic Revival? Stick/Queen Anne	C	4	Historic windows, porch elements
105*	Broad	29	22	~1863	Italianate	C	4	Historic windows
101	Broad	29	21	~1905	Queen Anne	C	4	Some original materials
99*	Broad	29	20	~1870s	Carpenter Gothic/Gothic Revival	C	4	Replacement materials echo original materials
95	Broad	29	19.01	1905*	Queen Anne	K	4	Original features
89*	Broad	29	17.01	~1890s	Queen Anne/Colonial Revival	K	4	Earle - many original features, sensitive extensions
87*	Broad	29	16	1880s	Stick/Queen Anne	K	4	Many original features: architectural glass windows, fancy shingles under gables
85	Broad	29	15	1905*	Queen Anne	C	4	Many original features: architectural glass windows, fancy shingles under gables
83	Broad	29	14	~1893	Queen Anne/Shingle	C	4	Many original features, well documented history
75	Broad	32	13		Commercial vernacular	C	4	Earhart Automotive

71	Broad	32	12	1920*	Craftsman	C	4	Has been heavily modified, but can be restored, and it contributed to the streetscape.
63	Broad	32	11	1920*	Colonial Revival	K	4	Original architectural features - several original 6/1 wood sash windows
59	Broad	33	10	1950/1973	Classical Revival elements	C	1, 4	Jewish Ctr
51	Broad	34	29	1900	Queen Anne	C	4	Tahanan

Appendix I  
Relevant County Survey Forms

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1315-6

HISTORIC NAME: Thomas A. Ward House

COMMON NAME:

LOCATION: 87 Broad Street

BLOCK/LOT: 29-16

MUNICIPALITY: Freehold Borough

COUNTY: Monmouth

USGS QUAD: Freehold

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1880's

Source of Date: Ref/ 1, 2, 3

Style: Stick Style/Queen Anne

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick

Form/Plan Type: Rectangle with veranda

Exterior Wall Fabric: Clapboard and wood shingles

Fenestration: Asymmetrical 3 over 3 bay facade

Roof/Chimneys: Hip with intersecting gables and projecting clipped gable; hipped dormer; 2 interior end chimneys

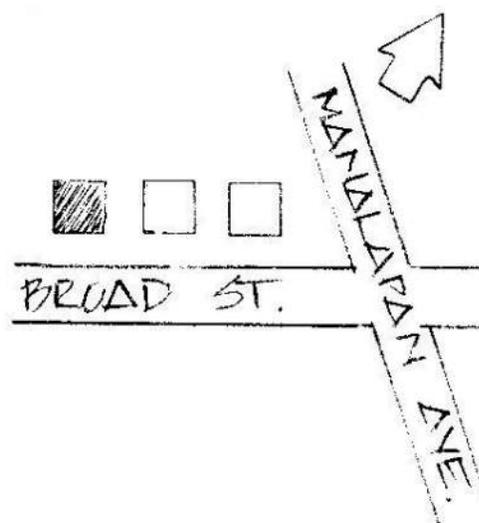
Additional Architectural Description:

The plan of this house is basically rectangular, elaborated by multiple projecting bays and a broad veranda. Design features include wide bracketed eaves; patterned shingling in gables and dormers; double-hung sash windows with border of small panes in upper sash; double-leaf door with diagonal panels; and slender bracketed posts on the veranda. Replacement chimney. No apparent major alterations to the exterior.

**2007 Update:** Shutters added to second story windows.

PHOTO Negative File No. 8-32, 33

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces SE on a deep rectangular lot. Contemporaneous wood-frame gable roofed rectangular barn/carriage house at rear of property.

SURROUNDING ENVIRONMENT: Urban  Suburban  Scattered Buildings   
Open Space  Woodland  Residential  Agricultural  Village   
Industrial  Commercial  Highway Commercial  Other

SIGNIFICANCE EVALUATION:

Built for Thomas A. Ward in the 1880's, this house is an intact early example of Queen Anne architecture in Freehold, where most buildings of that style date from the 1890's. It is one of the noteworthy houses which help to distinguish this block of Broad Street as a 19th century residential streetscape.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent  Good  Fair  Poor

REGISTER ELIGIBILITY: Yes  Possible  No  Part of District

THREATS TO SITE: Roads  Development  Zoning  Deterioration

No Threat  Other

COMMENTS: See note on NRHP district in Freehold.

REFERENCES:

1. Beers Atlas, 1873.
2. Wolverton Atlas, 1889.
3. T.M. Fowler, View of Freehold, c. 1880 (copy at Monmouth County historical Association, Freehold).

RECORDED BY: Gail Hunton, update Daniella Fischetti  
SURVEY: Monmouth County Historic Sites Inventory  
ORGANIZATION: Monmouth County Park System

DATE: December 1980; updated 1984,  
2007

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1315-7

HISTORIC NAME:

COMMON NAME:

LOCATION: 89 Broad St.

BLOCK/LOT: 29-17

MUNICIPALITY: Freehold Borough

COUNTY: Monmouth

USGS QUAD: Freehold

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1890's

Source of Date: ref. 1; stylistic

Style: Queen Anne/Colonial Revival

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick and stucco

Form/Plan Type: complex

Exterior Wall Fabric: Clapboard and shingle

Fenestration: 4 over 5 bays

Roof/Chimneys: Intersecting gable; central ridge chimney

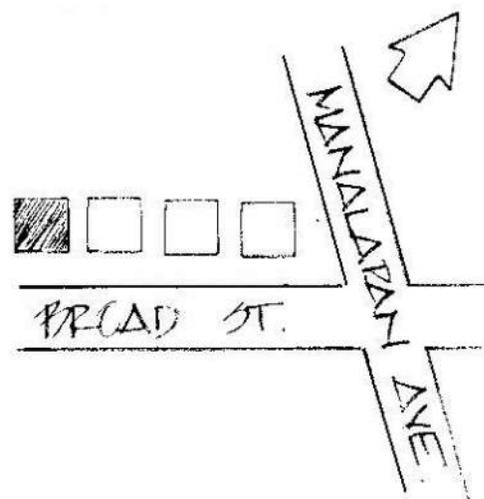
Additional Architectural Description:

The dominant feature of this house is the full front porch and porte-cochere with fluted Doric columns, dentil cornice, and balustrade with turned balusters and urns. classical references repeated elsewhere on structure. Patterned (undulating) shingle in gable ends; front gable has tripartite window with fan molding on surround. Most windows are 6/6 sash. The 4-panel front door is framed by tracery sidelights and elliptical transom. Slate tile roof. Wrought iron porch railing is later addition or replacement.

**2007 Update:** House in good condition.

PHOTO Negative File No. 6-8, 9

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces SE on a deep rectangular lot. Behind house is a wood-frame rectangular barn/carriage house with gable roof and board and batten siding.

SURROUNDING ENVIRONMENT: Urban  Suburban  Scattered Buildings   
Open Space  Woodland  Residential  Agricultural  Village   
Industrial  Commercial  Highway Commercial  Other

SIGNIFICANCE EVALUATION:

This is a well-maintained example of the early "free classic" phase of the Colonial revival Style in Freehold. The house was built after the time of the 1889 atlas; original owner has not been determined. It is one of the noteworthy houses which help to distinguish this block of Broad Street as a 19th century residential streetscape.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent  Good  Fair  Poor

REGISTER ELIGIBILITY: Yes  Possible  No  Part of District

THREATS TO SITE: Roads  Development  Zoning  Deterioration

No Threat  Other

COMMENTS: See note on NRHP District in Freehold.

REFERENCES:

1. Wolverton Atlas, 1889.

RECORDED BY: Gail Hunton, update Daniella Fischetti  
SURVEY: Monmouth County Historic Sites Inventory  
ORGANIZATION: Monmouth County Park System

DATE: December 1980; updated 1984,  
2007

**CONTINUATION SHEET**

HISTORIC SITES INVENTORY NO. 1315-7

89 Broad Street



2007 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1315-8

HISTORIC NAME:

COMMON NAME:

LOCATION: 96 Broad Street

BLOCK/LOT: 28-6

MUNICIPALITY: Freehold Borough

COUNTY: Monmouth

USGS QUAD: Freehold

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: Mid 19th c.

Source of Date: Ref. 1-6; stylistic

Style: Greek Revival & Italianate elements

Architect:

Number of Stories: 1 1/2

Builder:

Foundation: Brick

Form/Plan Type: L-plan

Exterior Wall Fabric: Clapboard & Shingles

Fenestration: 4 bay main facade

Roof/Chimneys: Intersecting gable; 1 interior end chimney & 1 internal ridge chimney

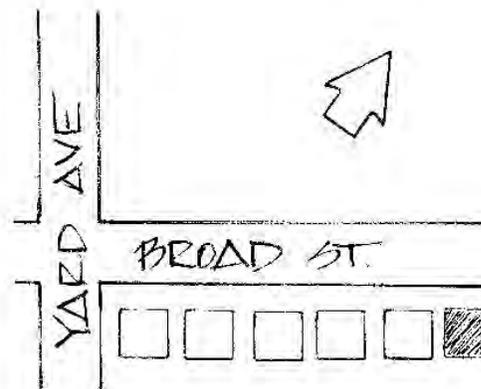
Additional Architectural Description:

L-plan residence possibly built in two-sections (eastern 3 bays followed by perpendicular 1 bay wing addition). House is sided with wood shingles except for the clapboard section under the front porch. Slate tile roof. 6/6 sash windows with cornices and movable louvered shutters. Wing has pointer-arch gable window, paired 4/4 sash, and projecting bay. 6-panel door with transom and sidelights. Square porch posts with patterned sawn balustrade.

**2007 Update:** Shutters on bay window removed, window cornices painted red.

PHOTO Negative File No. 8-27, 28, 29

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces NW on rectangular lot. Behind is a rectangular 19th c. barn with gable and wood shingle siding.

SURROUNDING ENVIRONMENT: Urban  Suburban  Scattered Buildings   
Open Space  Woodland  Residential  Agricultural  Village   
Industrial  Commercial  Highway Commercial  Other

SIGNIFICANCE EVALUATION:

This site, probably the oldest house on Broad Street, is representative of mid-19th century residential building in Freehold. The origins of the house remain uncertain, but it appears to be part of a farm and complex of buildings owned by Tylee Cottrell in the 1850's and 1860's. (See also #1315-61, 93 West Main Street.)

ORIGINAL USE: Residence PRESENT USE: Residence and doctor's office  
PHYSICAL CONDITION: Excellent  Good  Fair  Poor   
REGISTER ELIGIBILITY: Yes  Possible  No  Part of District   
THREATS TO SITE: Roads  Development  Zoning  Deterioration   
No Threat  Other

COMMENTS: Needs roof repair and paint job.

REFERENCES:

1. Lightfoot Map, 1851
2. Osborn and Hurley Map, 1855
3. Beers Map, 1860.
4. Beers Atlas, 1873.
5. Wolverton Atlas, 1889.
6. T.M. Fowler, View of Freehold (n.d. c. 1880). Copy at Monmouth County Historical Association, Freehold.

RECORDED BY: Gail Hunton, update Daniella Fischetti  
SURVEY: Monmouth County Historic Sites Inventory  
ORGANIZATION: Monmouth County Park System

DATE: December 1980, update 2007

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1315-9

HISTORIC NAME:

COMMON NAME:

LOCATION: 99 Broad Street

BLOCK/LOT: 29-20

MUNICIPALITY: Freehold Borough

COUNTY: Monmouth

USGS QUAD: Freehold

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1870's

Source of Date: Ref. 1, 2, 3

Style: Carpenter Gothic

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick

Form/Plan Type: Rectangle with rear wing

Exterior Wall Fabric: clapboard

Fenestration: 5 symmetrical bays by 2 bays

Roof/Chimneys: Cross gable; two interior end chimneys

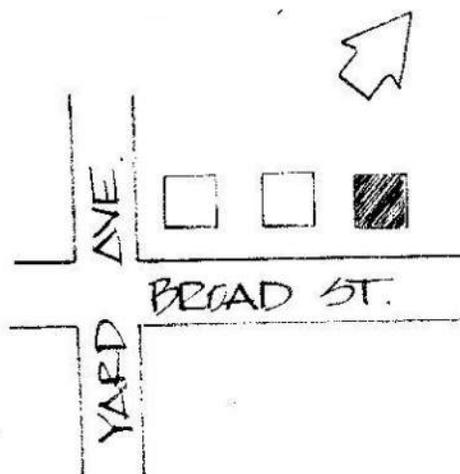
Additional Architectural Description:

5 bay center-hall main block, 2 bays deep, with small rear wing. Intact stylistic features. Cross gabled roof is covered with slate tiles and has large leaves decorated with curvilinear vergeboard. 2/2 sash windows with segmental heads and gable lintels; small round-arch gable windows; projecting bay on west side. Double-leaf front door is glass-paneled and has segmental-arch transom light. 3 bay porch has square posts and latticed base.

**2007 Update:** Paste-on shutters added, windows replaced with 1/1 sash, front porch altered to current state.

PHOTO Negative File No. 6-10, 11, 12

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces SE on a deep rectangular lot. Behind house is a contemporaneous wood-frame rectangular barn with gable roof and vertical board siding.

SURROUNDING ENVIRONMENT: Urban  Suburban  Scattered Buildings   
Open Space  Woodland  Residential  Agricultural  Village   
Industrial  Commercial  Highway Commercial  Other

SIGNIFICANCE EVALUATION:

This is a good local example of a Carpenter Gothic dwelling patterned after the "Gothic cottages" popularized by Andrew Jackson Downing and building books of the day. Stylistically, the house would seem to date from the late 1850's and 1860's, but it does not appear on Freehold maps or views before 1880. Mrs. L. Decker is shown as the owner on the 1889 atlas.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent  Good  Fair  Poor   
REGISTER ELIGIBILITY: Yes  Possible  No  Part of District   
THREATS TO SITE: Roads  Development  Zoning  Deterioration   
No Threat  Other

COMMENTS: Needs roof repair.

REFERENCES:

1. Beers Atlas, 1873.
2. Wolverton Atlas, 1889.
3. T.M. Fowler, Bird's Eye View of Freehold, c. 1880.

RECORDED BY: Gail Hunton, update Daniella Fischetti  
SURVEY: Monmouth County Historic Sites Inventory  
ORGANIZATION: Monmouth County Park System

DATE: December 1980; updated 1984,  
2007

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1315-10

HISTORIC NAME:

COMMON NAME:

LOCATION: 105 Broad Street

BLOCK/LOT: 29-22

MUNICIPALITY: Freehold Borough

COUNTY: Monmouth

USGS QUAD: Freehold

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1870's

Source of Date: Ref. 1, 2, 3

Style: Italianate

Architect:

Number of Stories: 2

Builder:

Foundation: Brick

Form/Plan Type: Rectangle with rear wing

Exterior Wall Fabric: Clapboard

Fenestration: 3 symmetrical bay facade

Roof/Chimneys: Low hip; central chimney

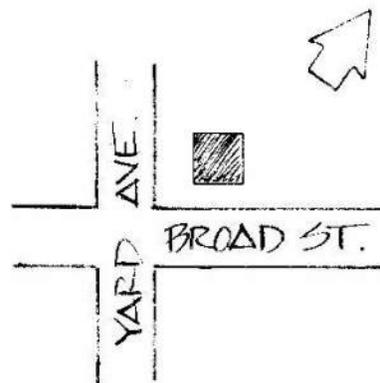
Additional Architectural Description:

Low-hipped rectangular main block with 3 bay side-hall plan; small rear service wing. Pronounced box cornice. 2/2 sash windows with cornices and louvered shutters; full-length 2/4 windows on first story of main facade. Double-leaf door (two panels each) with rectangular 2-light transom. Long porch has tapered square posts and latticed base. Well-conserved; no apparent major alterations to the exterior.

**2007 Update:** Lattice over transom has been removed and double storm doors have been replaced.

PHOTO Negative File No. 6-13, 14

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces SE on a rectangular corner lot.

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SURROUNDING ENVIRONMENT: Urban  Suburban  Scattered Buildings   
 Open Space  Woodland  Residential  Agricultural  Village   
 Industrial  Commercial  Highway Commercial  Other

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SIGNIFICANCE EVALUATION:

This is one of several surveyed examples of a prevalent 1860's/1870's house type in Freehold: 2 story dwelling with hipped-roof 3 bay side-hall rectangular plans, full front porches, full-length windows on the first story, and various types of Italianate detailing. These houses may have been constructed by Charles C. Bowne, a noted local builder of the period. This site does not appear on Freehold maps or views prior to 1880; Charles Schantz is the owner on the 1889 atlas.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent  Good  Fair  Poor   
 REGISTER ELIGIBILITY: Yes  Possible  No  Part of District   
 THREATS TO SITE: Roads  Development  Zoning  Deterioration   
 No Threat  Other

COMMENTS: See note on NRHP District in Freehold

REFERENCES:

1. Beers Atlas, 1873.
2. Wolverton Atlas, 1889.
3. T.M. Fowler, Bird's Eye View of Freehold, c. 1880.

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RECORDED BY: Gail Hunton, update Daniella Fischetti  
 SURVEY: Monmouth County Historic Sites Inventory  
 ORGANIZATION: Monmouth County Park System

DATE: December 1980; updated 1984, 2007

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HISTORIC PRESERVATION OFFICE  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1315-11

HISTORIC NAME:

COMMON NAME:

LOCATION: 109 Broad Street

BLOCK/LOT: 26-18

MUNICIPALITY: Freehold Borough

COUNTY: Monmouth

USGS QUAD: Freehold

OWNER/  
ADDRESS:

DESCRIPTION

Construction Date: 1890's

Source of Date: Ref. 1; stylistic

Style: Queen Anne

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick

Form/Plan Type: complex

Exterior Wall Fabric: Clapboard and wood shingles

Fenestration: 3 bay main facade

Roof/Chimneys: Cross gable; large central chimney

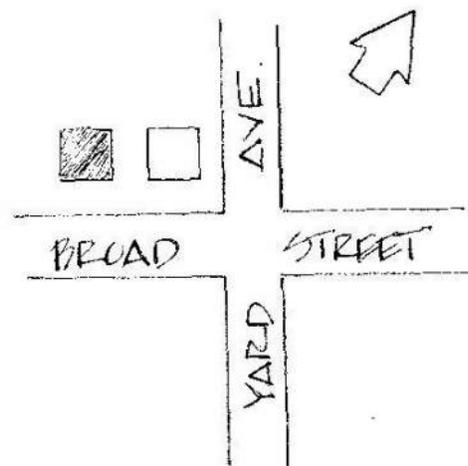
Additional Architectural Description:

The central block of this house is basically square, with a double projecting bay rising to a turret with balcony. 3 bay front porch and porte-cochere; full rear porch with polygonal corner. Windows are mainly 1/1 sash; sunburst over gable windows; small-pane novelty lights. Glass-paneled door. Rear porch retains Eastlake trim; front porch has original posts and replacement balustrade. Original corbeled chimney.

**2007 Update:** Exterior paint chipping but otherwise in fair condition.

PHOTO Negative File No. 6-15, 16

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces SE on a deep rectangular lot. Behind the house is a wood-frame rectangular barn/carriage house with gable roof and vertical siding.

SURROUNDING ENVIRONMENT: Urban  Suburban  Scattered Buildings   
Open Space  Woodland  Residential  Agricultural  Village   
Industrial  Commercial  Highway Commercial  Other

SIGNIFICANCE EVALUATION:

This substantial Queen Anne dwelling contributes to the significant composite of 19th century residential architecture which distinguishes the West Main Street-Broad Street area of Freehold. The house was constructed after the time of the 1889 atlas; original owner has not been determined.

ORIGINAL USE: Residence PRESENT USE: Residence  
PHYSICAL CONDITION: Excellent  Good  Fair  Poor   
REGISTER ELIGIBILITY: Yes  Possible  No  Part of District   
THREATS TO SITE: Roads  Development  Zoning  Deterioration   
No Threat  Other

COMMENTS: See note on NRHP District in Freehold

REFERENCES:

1. Wolverton Atlas, 1889.

RECORDED BY: Gail Hunton, update Daniella Fischetti  
SURVEY: Monmouth County Historic Sites Inventory  
ORGANIZATION: Monmouth County Park System

DATE: December 1980; updated 1984,  
2007