



Hopewell Borough Architecture Walking Tour

The Hopewell Public Library and the Hopewell Borough Historic Preservation Commission sponsored architectural walking tours on Saturday, May 25, 2019 as part of the Hopewell Valley Heritage Weekend.

The one-hour tours focused on Hopewell Borough's architectural history, so participants could experience the different architectural styles and see examples “in the wild.”

Now you can enjoy your own self-guided version of the tour, and explore the variety of architectural styles in the town.

Have fun!

Hopewell Architecture Walking Tour

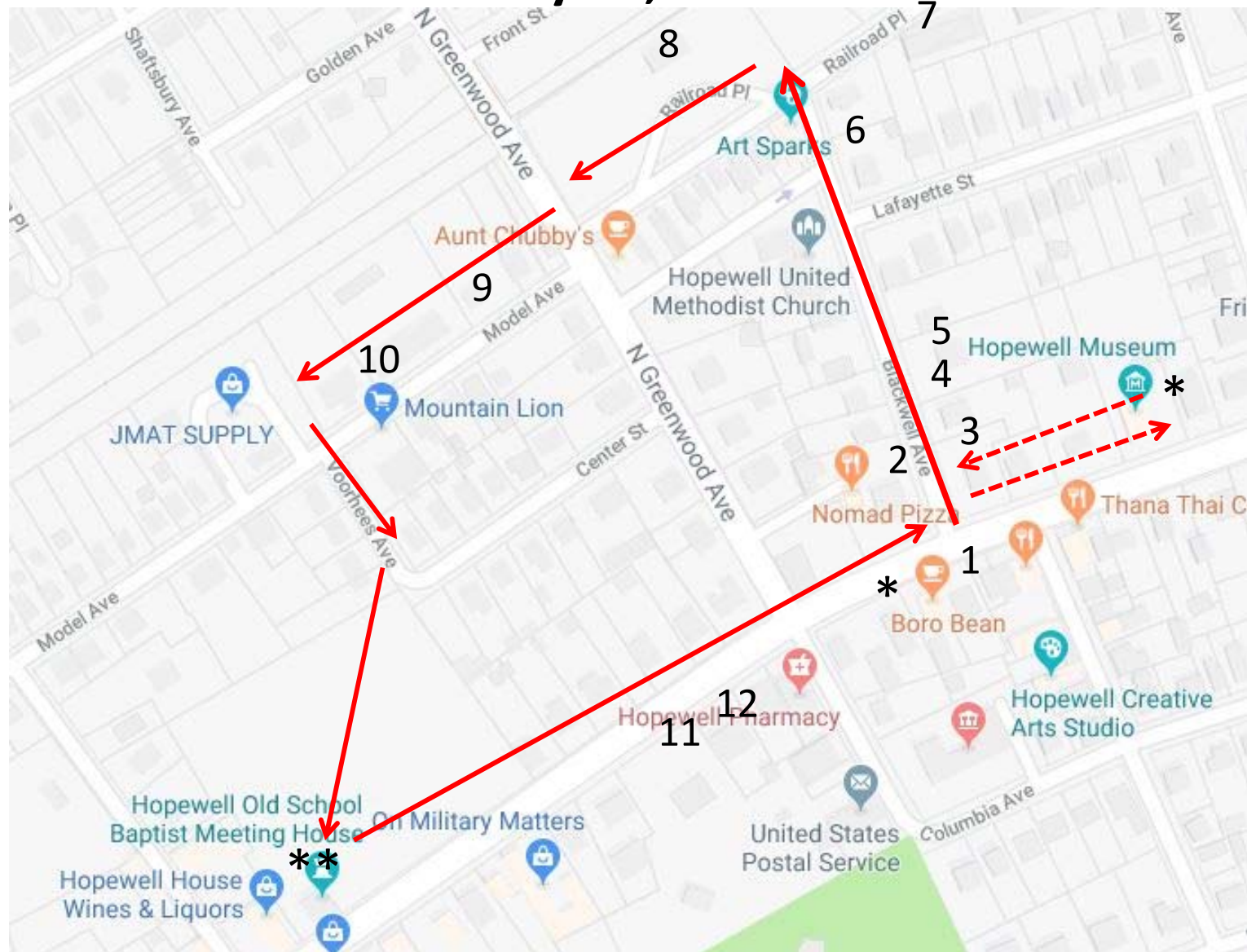
- A self-guided tour around the Borough of Hopewell
- Total walking time: about 30 minutes

Hopewell Borough buildings have a variety of architectural styles, but very few buildings in Hopewell are “pure,” with elements of only one architectural period. People liked to mix and match, and older houses were often renovated or expanded.

The tour includes examples of Colonial, Italianate, Stick Style, Queen Anne, and the classic “foursquare.”

Hopewell Boro Architectural Walking Tour

May 25, 2019



Optional



Start at Hopewell Public Library,
13 East Broad Street

1. Hopewell Public Library

13 East Broad
Street

Built in 1890
Originally housed
Hopewell National
Bank.

Has Neo-Grecian
details with stone
keystones and impost
blocks at the arched
window heads



Multi-pane arched
wood windows could
be original

Italianate wood
brackets at cornice

The original library
(founded 1914) was
above the harness
shop that is now
Franco's Pizza on
Mercer Street.

Cross East Broad
Street at the
pedestrian crosswalk
with flashing lights.

2. 10 East Broad Street

1875-1887

Italianate w/Stick Style elements

Tall, 4-story tower at inside "ell" with wraparound porch roofs

Broad, low-pitched roof overhang w/flush board soffits.

Pointed finials w/drops at the gables, also a found in Stick Style



Paired windows w/ pedimented head trim at second floor and arched heads at the third

Cross gable w/ paired curved top windows that extend below the eave line

Chamfered corners on the porch posts

Cross Blackwell Avenue

3. 14 East Broad Street

1875-1887

Elaborated I-house with Italianate eave brackets

Italianate porches and bay window similar to the bay design at 12 E. Broad

Note decorative triangles at the cornice lines



Cross gables with arched windows at attic

High level of integrity

Tall narrow windows with 2/2 sash panes

Walk along
Blackwell
Avenue

4. 9 Blackwell Avenue

Estimated 1902 or later

Foursquare design: four major rooms on each floor.

Foundation is Hummelstown brick from PA, similar to Hopewell Presbyterian Church and the former bank building at the corner of Greenwood and Broad



Low pitch hip roof with hipped dormers on all sides.

Deep overhanging eaves with exposed rafter tails

Round columns on brick piers.

Variety of materials and pattern in shingles

Continue along Blackwell Avenue

5. 13 Blackwell Avenue

Built 1880

A grand Queen Anne Stick Style house.

Decorative lattice work at main gable

Arched brackets at porch and gables



Gable trusses with no finial

Vertical siding at gable

Bay window slightly different from the Italianate bays on Bldgs 2 and 3.

Continue along Blackwell Avenue

6. 25 Blackwell Avenue: The Ganz House

Built 1891

Most elaborate Queen Anne in the Boro:
shingles, tower, highly detailed porch and decoration

Ornate Victorian paint scheme to highlight architectural details

Reversed curve porch balustrade (catenary shape)

Finials and drops at peaks of cross gables.

Cross gable cut back below roof to create bay window.



Mix of materials and patterns in materials
Stained glass windows
Flared skirt at side bay

Continue along
Blackwell Avenue
and turn right

7. 37 Railroad Place “The Chocolate Factory”

Built 1889.
Originally Vaughn
Shirt Factory,
later a candy
factory,
“Hopewell
Dainties”

Brick and wood
framed 2-storey
industrial loft
space

Converted to loft
apartments in
1970



Turn around
and walk back
to the Railroad
Station

8. 1 Railroad Place Hopewell Railroad Station

Built in 1876

Arguably NJ's oldest
extant station:
predates Pennington
by a few months

Historic photos show
striped awning and
roof cresting

Stick-style porch
wraparound

Hooded windows
with pediments
Color scheme based
on historic paint
analysis



Second Empire roof; decorative bargeboards
surround cross gable; metal roof balustrade

A Reading Railroad station, but at one time was
part of NJ Central RR Service into the Jersey City
Terminal. Passenger service stopped in 1982.

Cross
Greenwood
and follow
Model Avenue

9. 12-16 Model Ave.

Built 1888 (west wing) and 1907 (east wing)

Former “Lincoln/Model Elementary School” — replaced Hopewell Academy

By 1907 it had grown from 2 rooms to 8 rooms

Apartments since 1925

Stripped down detailing includes brackets and sunshades on the south face.



Paired windows

Originally all clapboard.

Continue
down Model
Avenue

10. 18 Model Ave.

Built 1915

Originally part of
the elementary
school next door
— “School
Annex”

Tennis champion
Arthur Ashe’s
famous
aluminum
“Head” tennis
racket was
originally
designed here

Currently houses
T Johnson Design



Continue down Model Avenue.
Turn left on Mercer Street, then
cross W. Broad and turn left.

**11. 19 W. Broad St.
“Runyon House”
1750**

One of the oldest
houses in Hopewell

The First Baptist
school in America
was opened here in
1757, a precursor of
Brown University

Colonial Vernacular:
a mid-18th century
Georgian house at
its core

Many Federal, late
18th & early 19th
century details on
the interior,
mantels, door trim,
doors, etc..



Remodeled 2nd quarter of 19th century. 18th
century front porch removed. Late 19th century
kitchen wing. The triple, “picture” window is an
early 20th century modernization.
Note different placement of 2nd floor windows

Continue east
on West
Broad Street

**12. 15 W. Broad St.
1912**

Massive, classic
foursquare

Large center hall

Porte cochere

Centered projecting
entry bay, unlike
Building 4.

Wide paired
windows emphasize
horizontality.

Open railing with
columns that sit on
the porch deck.
Sunporch on the
side.



Continue east
on West
Broad Street
to return to
the library



Back: Max Hayden, Alison Baxter
Front: Michael Mills, Ian Burrow

Thank you for taking the Hopewell
Borough architecture walking tour!
We hope you enjoyed it.

The walking tour was originally run on May 25, 2019 by Hopewell Public Library, as part of the Hopewell Heritage Weekend. It was created by Ian Burrow, Michael Mills, Alison Baxter, and librarians Annie Anderson and Connie Dixon.

Tours were given by Ian Burrow, Alison Baxter, and Max Hayden. Additional support was provided by the Hopewell Borough Historic Preservation Committee members.

Hopewell Public Library is grateful for the contributions of all these dedicated people.