SURVEY AND DISTRICT EVALUATION

Witherspoon Street Presbyterian Church, facing west.

Witherspoon-Jackson Community

Municipality of Princeton, NJ

November 19, 2015
Revised June 15, 2016

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Executive Summary

This report presents the findings and recommendations of a study commissioned by the Municipality of Princeton to assess the architectural and historic significance of Princeton's Witherspoon-Jackson neighborhood and as a result of these findings, provide the municipality's Historic Preservation Commission with a determination as to whether the area, as defined in the study, should be considered a local Historic Preservation District as defined and regulated in the municipality's Land Use Ordinance.

The project was undertaken in the summer and fall of 2015. The report was finalized and printed in June 2016. The client was the Municipality of Princeton and its Historic Preservation Commission per the Request for Proposals (RFP). The consultant was Wise Preservation Planning LLC, Chester Springs, Pa.

The consultant found the neighborhood to possess the architectural and historic significance, based on the municipality's own criteria as well as New Jersey Historic Preservation Office and National Park Service (Department of the Interior) guidelines, to be considered a local Historic Preservation District.

This conclusion was based on an extensive survey of 394 properties within district boundaries also investigated and recommended as part of this study. Of these, 285 properties or 71% are considered "contributing" and just 19% are considered "noncontributing," based on the age and integrity of the resources – mainly buildings – surveyed. The ratio of contributing to noncontributing properties, in this case 4:1 is a relatively high ratio; this is important when considering the establishment of a historic district. The ratio and percentage would increase if the 34 vacant properties (9%) are extracted from the equation.

Numbers aside, the survey found the neighborhood to be a cohesive and intact expression of Princeton's largest African American community, whose appearance and setting is a result of years of social, economic and educational disparity brought about by discrimination and segregation. The buildings and streetscape here, opposed to elsewhere in Princeton, tell this story; the district designation should help preserve it. The dense development, vernacular architecture, and associated religious, social and commercial buildings make evident the incredible history that occurred here. The district was extensively researched to augment the project's architectural (and streetscapes) survey component.

To record the large amount of data and prevent the report from "gathering dust" a website was established, www.princetonbuildings.info as a means of holding, presenting and expanding the data. The website contains this Project Methodology Report, maps, architectural information, streetscape form information, photographs, and descriptions and brief histories of every property surveyed. The exciting thing about this website is that it can be expanded for future surveys, record information and maps about all of the municipality's historic districts and individual resources, while constantly being able to add more information. Princeton can use this resource as a means of educating its citizens, property owners, developers and architects about its historic architecture and neighborhood history.

The report, while providing a methodology, historical and architectural narrative will also concentrate on addressing, item by item, the criteria for considering the establishment of a historic preservation district as presented in Princeton's Land Use Ordinance, in addition to recommendations. Briefly, these findings and recommendations are:

1. Study has determined that the Witherspoon-Jackson district, as proposed, is historically and architecturally significant and worthy of preservation;
2. Should a district be established, the study recommends the Historic Preservation Commission understand the complexities of the architecture within the district and provide for flexibility in determining appropriateness;
3. Study recommends the municipality develop visual design guidelines based on individual architecture and streetscapes, and
4. Study recommends the municipality utilize the newly created website to serve as an ever growing repository of resource and district information. This project, developing the website, and populating it with data and photographs should be considered a vital and dynamic historic resource planning, protection and community education tool.

I. Introduction

The town of Princeton, New Jersey is steeped in history. In addition to its role in the American Revolution, and world renowned institutions, it has been home to prominent personalities as diverse as Aaron Burr, Betsey Stockton, Grover Cleveland, Woodrow Wilson, Albert Einstein, and native son, Paul Robeson. Its landscape is populated by structures representing many styles, created by famous architects and fashioned by skilled local artisans. In addition to the University campus, the town boasts a number of diverse communities, among the earliest the Witherspoon-Jackson neighborhood. This largely residential section has served as cradle to several emerging ethnic groups, including the Italian and Hispanic communities. But its dominant character was created and remains that of the African American community. Unfortunately this distinct history was in no small part forged by discrimination and segregation.

African Americans made up a sizable part of Princeton's population, and they have been here since its beginnings. It was a very visible population and one that interacted, mainly through vocation, with both Princeton's permanent and student residents, who were predominately white. For most of that time, Princeton's African American population (which included slaves and former slaves) faced racism in many aspects of life. Quite simply, the result was Witherspoon-Jackson, a neighborhood as it was, and as it is today. This history of discrimination impacted most all aspects of Princeton's African American life. It created social-economic disparity which resulted in Witherspoon-Jackson: its people, history, architecture and streetscape. It was and remains significantly distinct from the rest of Princeton.

What happened at Witherspoon-Jackson is an amazing and deeply significant story, even more so that it occurred in Princeton, New Jersey. Discrimination based on race created a dichotomy between the white and black communities that only in the last several decades has thankfully become largely undone. But it is also a story of incredible perseverance on the part of Princeton's African American community. Indeed the community certainly survived and ultimately thrived. Today the neighborhood is attracting people who just a few years ago may not have given it a thought. Witherspoon-Jackson's new found popularity is coming at a cost however; demolition of its resources and new construction can and is rapidly altering the neighborhood's historic fabric.

Today Princeton's citizens and institutions are telling this story. A groundbreaking exhibition was held at the Historical Society of Princeton in 1996 that documented and celebrated the contributions of African Americans to the history of Princeton. The municipality now has an opportunity to preserve at least the physical fabric of this remarkable community. In this way, when the people who experienced this discrimination and continue to tell the story are long since passed, at the very least its built environment will continue to show that something happened here to make this neighborhood truly different. Without that tangible fact, this incredible story may once again be overlooked and forgotten.

It is our opinion that Witherspoon-Jackson is significant per the municipality's criteria for designation, and worthy of preservation. We recommend the Princeton Historic Preservation Commission consider designating the community as a local historic preservation district.

II. Acknowledgements

Acknowledgements
This project benefitted from the contributions of many residents, past residents, organizations or entities, state and municipal officials, and a municipal intern, including:

Project Initiation and Management
- Municipality of Princeton
- Historic Preservation Commission
- Elizabeth Kim, Historic Preservation Officer
- Arielle Thomas, Intern

Project Steering – Princeton Historic Preservation Commission
- Julie Capozzoli, Chair
- Richard Chenoweth
- Catherine Kurtz Gowen
- Robert von Zumbusch
- David Schure
- Elric Endersby
- Cecelia Tazelaar, Vice Chair
- Roger Shatzkin
- Shirley Satterfield
- Tom White

Historical Society of Princeton
- Erin Dougherty, Executive Director
- Stephanie Schwartz, Research Assistant & Admissions Associate

New Jersey Historic Preservation Office
- Jonathon Kinney
- Andrea Tingey

Contributors of Historic Knowledge or in other ways to the Witherspoon-Jackson Project
- Kip Cherry, Princeton Battlefield Society
- Robert Diefendorf, Long-time Neighborhood Resident
- Wanda Gunning, Local Historian
- Shirley Satterfield, Neighborhood Resident, Local Historian
- Thomas E. White, Preservation Architect, Princeton University
- Paul Wooten, Witherspoon Lodge #178, I.B.P.O.E. of W.
- Various residents from the Witherspoon-Jackson neighborhood

Special Acknowledgment
Wise Preservation Planning especially thanks the following individuals for providing and extensive amount of history and understanding of the Witherspoon-Jackson neighborhood, or helping by other means through research and project management.

- Shirley Satterfield
- Wanda Gunning
- Arielle Thomas
- Elizabeth Kim

"The people who had lived there were big souls- dignified, glowing, hard-working, ambitious and passionate, social and community minded. Yet they were stopped, stymied, blocked by society, by the town, by realtors and bankers using red lines, by restaurants who didn't serve them, by schools that were separate. By the very neighborhood itself, set by the highway and lying perpendicular and in mocking contrast to the mansioned [sic] Hodge Road. I have heard derisive comments and seen smirks on real estate agents' faces when talking about my street and my house - sometimes not knowing I was an owner there, other times knowing but not caring.

"It is only in the past few years that I have understood how lethal it is for one's life plans to be denied access - to restaurants, cafes, clubs, political societies or schools - since I have been in business and have met clients here and there and have had no limit to whom and where I could meet. I know now that if I could not meet most of my clients at most of our meeting places I would not have a chance at success on any level.

"My own life in the house is not important - an ordinary life in ordinary circumstances - but their lives were important and significant precisely because of their ordinariness - because the community and society at the time kept them below where they naturally would have risen - devalued and downgraded their trajectory and life destinations...."

- Long Time Resident of Witherspoon-Jackson who wished to remain anonymous.

III. Project Methodology

The Witherspoon-Jackson survey project included several tasks that ultimately culminated in a recommendation that the municipality consider adopting a local historic preservation district. The Historic Preservation Commission (HPC) selected a rough study area based on the 1980 Princeton Architectural Survey and its eligibility for the National Register of Historic Places (NRHP) as determined by the New Jersey Historic Preservation Office (NJHPO) in 1990 and 1994. The HPC issued a Request for Proposals (RFP) for a historic preservation consultant to study the area and determine if a local historic preservation district could be recommended for consideration, per the criteria as provided for in the municipality's Land Use Ordinance. In June, 2015, the HPC selected Wise Preservation Planning LLC (Wise) from the pool of applicants to complete the project. Wise documented the buildings in the study area, described the buildings and property settings, classified each property, completed streetscape form information for each street, and conducted historic research to document the history of the proposed district and specific resources. This collection of information was used to draft a statement of significance for the district as a whole. The specific information collected in the field survey has been entered onto a website developed for this project, www.princetonbuildings.info. In preparation for this report, HPC committee members reviewed its draft, and many of their comments are incorporated herein.

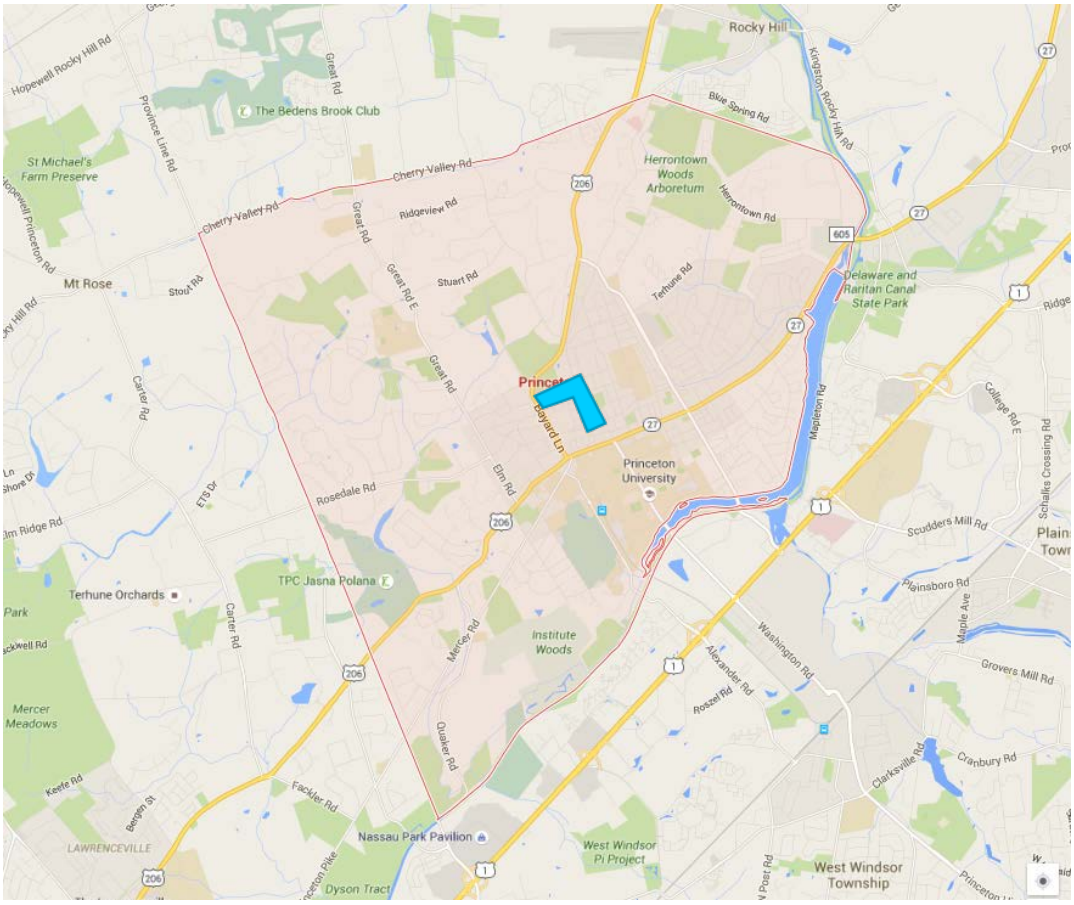

Figure 1. Map of Princeton, adapted from Google Maps, with the proposed Witherspoon-Jackson Historic District shown in blue.

A. Study Area

The Study Area was defined in the RFP to include a mostly rectangular area just north of Nassau Street, bounded roughly by Witherspoon Street, Paul Robeson Place, Bayard Lane, and Birch Avenue. The study area was defined at the time of the 1980 Princeton Architectural Survey, in which it was designated as Survey Area 7. The map below is derived from the Princeton Architectural Survey and was included in the Request for Proposals to help define the study area.

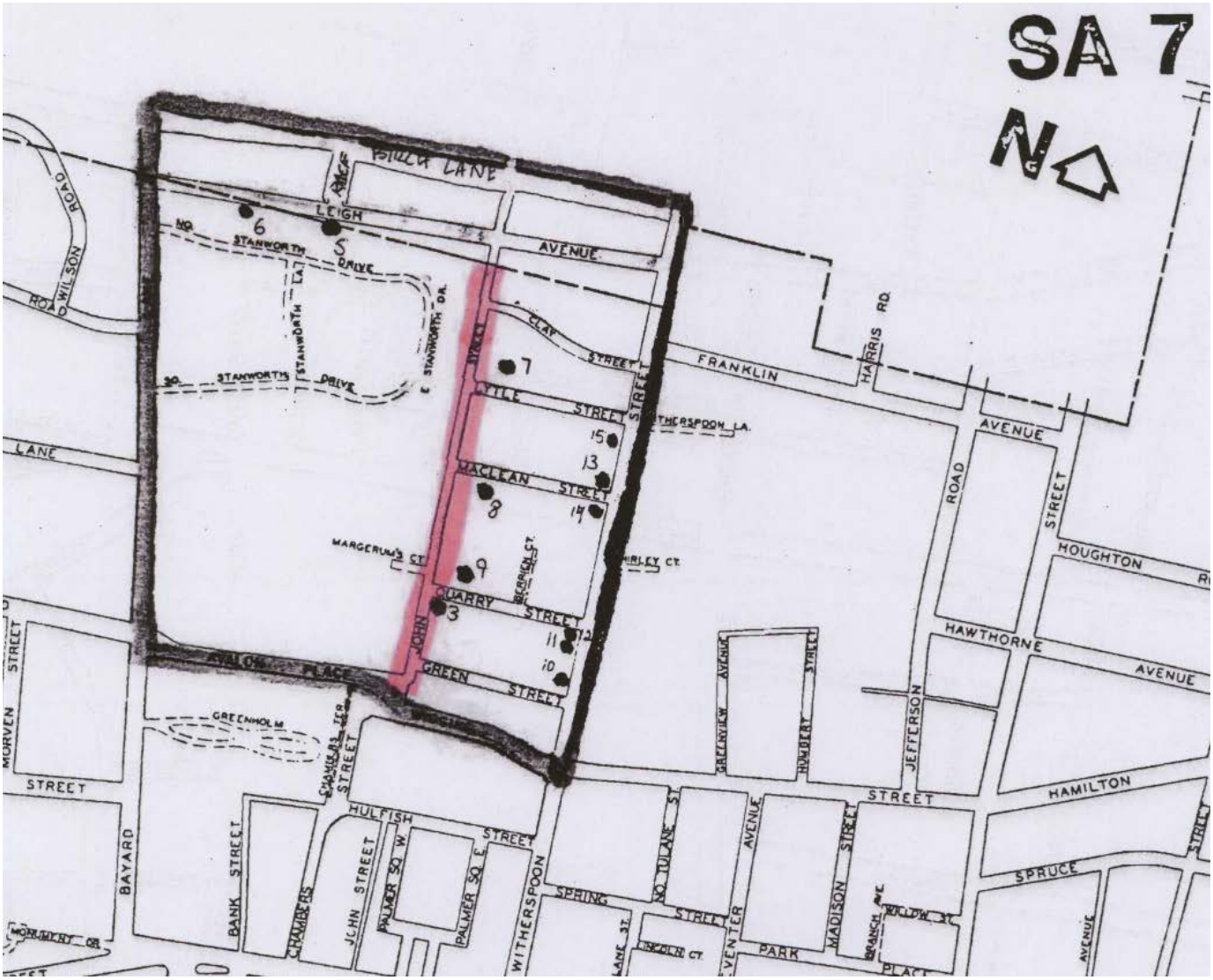

Figure 2. Detail of Study Area, adapted from the RFP.

During the course of the study, the boundaries were adjusted slightly. The map was interpreted to include both sides of Birch Avenue and Witherspoon Street. A small number of buildings on the west side of Witherspoon Street, including two properties south of Paul Robeson Place and Witherspoon Lane were also included.

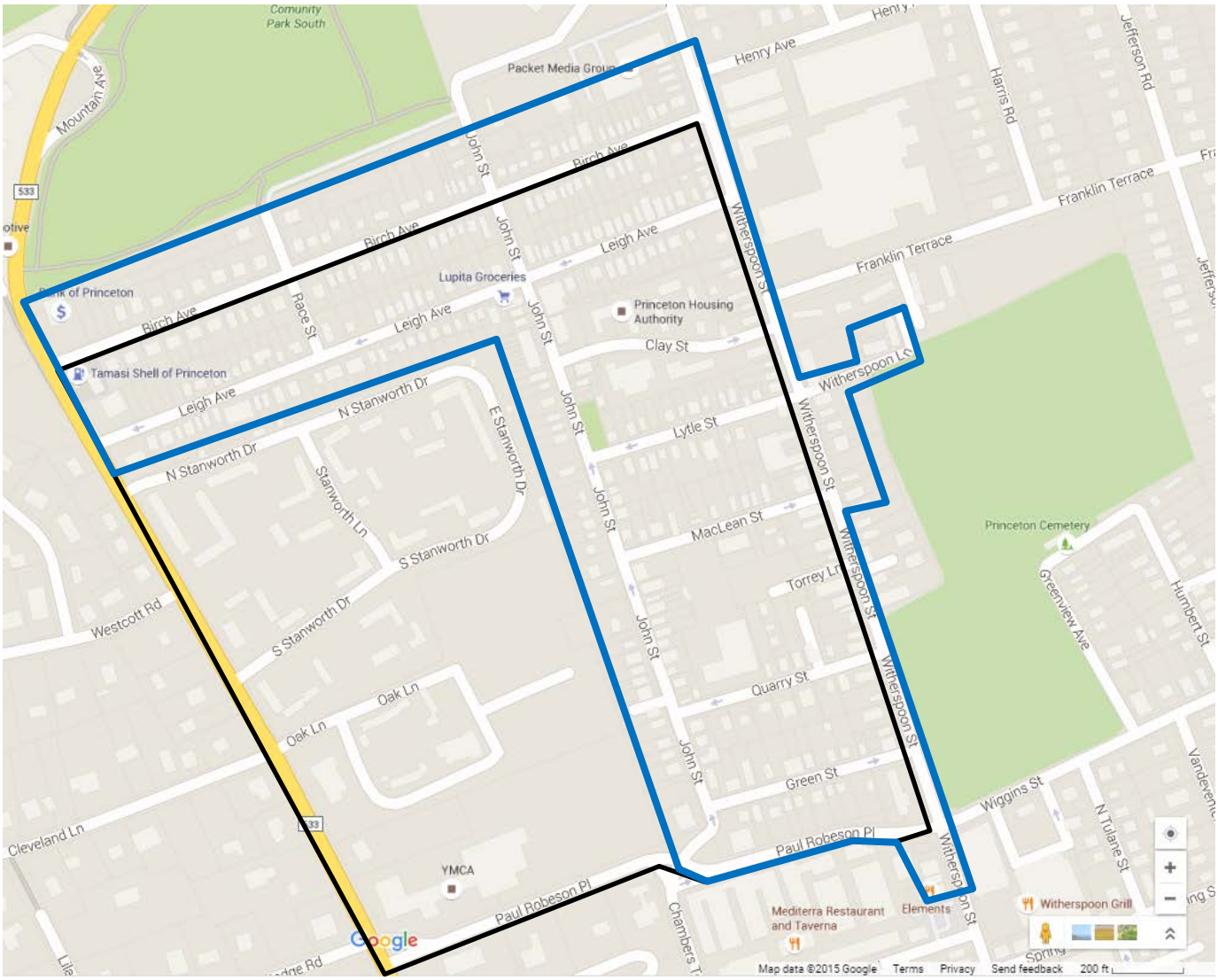

Figure 3. The Study Area (outlined in black) and the proposed Witherspoon-Jackson historic preservation district (outlined in blue), adapted from Google Maps.

B. Conducting the Comprehensive Survey of the Witherspoon-Jackson Study Area

The fieldwork was conducted in the summer of 2015. The municipality developed a project announcement letter (see appendix) and mailed it to all property owners in the proposed study area, which was timed to arrive before the comprehensive survey began. The consultants also carried a copy of the letter to present to property owners when the survey was underway. The survey, it should be noted, included the exterior of buildings; interiors were not examined.

During the survey, the consultants walked each street in the study area. Photographs were taken of each historic resource, including the primary resource and any ancillary resources. For the primary resources, consultants took three photographs when possible: one of the main elevation of the building and two showing an angled view of the building. Only one photograph was taken of ancillary resources. All photographs are in digital format. The consultants used a standard field survey form to collect types of data for the description, including such information as roofing and siding materials, window types, and whether any materials have been replaced in the past 50 years, and architectural style.

Project mapping was conducted with shapefiles derived from the Mercer County GIS website. The shapefiles consist of a digital map with a table providing specific types of information for each tax parcel. A new field was added to indicate the classification of the tax parcel. The shapefiles were also used to illustrate the findings from the US Census to show demographic and land use patterns.

C. Physical Description of Historic Resources

The physical description of historic resources was completed for each property in the study area. The description includes three sections. The first section documents the setting of the resource. This information may include the size of the property, the presence of a sidewalk, the type of property drive, vegetation, fencing, etc.

The second section provides a physical description of the historic resources. The description of each resource begins with a statement of the defining characteristics of the building including architectural style. This introductory statement is intended to give the reader a mental picture of what the building generally looks like. Following the introductory statement, the description provides a specific description of the building's architectural features, beginning with the roof and moving down to the foundation. Information on the massing, orientation, materials, and the presence of replacement materials is incorporated into the description of each individual resource.

The third section is a brief history usually providing estimated construction dates based on historic maps, aerial photography, basic research, and architecture. Other information that may have been provided by members of the HPC or community was also included (or could be added at any time).

D. Historic Research

Historic research was a major component of the project and was conducted in several locations in Princeton and elsewhere. In general, conducting historic research for African American projects is difficult due to the paucity of primary sources. The experience of African Americans in Princeton, however, has been the subject of several previous projects, resulting in the unusual situation of having an abundance of secondary source material to consider. The consultants were also able to interview long-term residents. Primary historic research was conducted at the following locations:

- Historical Society of Princeton (HSP). HSP has the largest collection of material relating to the African American community in Princeton. An important source is the *Princeton Recollector* and the oral history project, both containing a wealth of material documenting the African American experience in Princeton. In addition to these sources of information, HSP has a large photograph collection and newspaper clippings.

- Princeton Historic Preservation Commission. HPC files included the important document *Black Historic Sites in New Jersey* as well as other documents including documentation for the NJ SHPO opinion regarding eligibility for the historic district (1994).

- Princeton University. The Lewis Library is the location of the historic map collection at Princeton. This collection includes the 1840 U.S. Coast Survey and other 19th century maps. The Firestone Library holds the Sanborn Atlases for Princeton. The Sanborn Atlases from 1890 until 1918 have been scanned and are accessible through the university website, but the atlas of 1927 is considered to be under copyright and is only accessible at the library. The archival collections at the Firestone Library were used to verify some secondary references. The Mudd Library contains archives of various university entities, including the archive of the Princeton Community House. The Mudd Library also has a clipping file for the Witherspoon Jackson neighborhood that provided helpful information on the 20th century.

- Mercer County Court House, Trenton. Deed research was undertaken for eight properties identified for specific documentation. Earlier deeds were accessed at the New Jersey State Archives on microfilm.

- Princeton Public Library. The public library has a wealth of published material that was not found in other repositories, including the Princeton Architectural Survey with its streetscape forms.

- Ancestry.com. This useful genealogical website houses scans of the US Census population schedules, which were used to collect data for the historic element of this report.

- Interviews and information from Shirley Satterfield and Wanda Gunning, and others. These local women have conducted historic research in the Witherspoon-Jackson community; other residents also provided historic information.

E. Classification of Properties

The survey documented 394 properties: 4 Key Contributing, 281 Contributing, and 75 Noncontributing, and 34 vacant. The classification of properties was based on the factors of age and architectural integrity, using the standard definitions used throughout the State of New Jersey and the National Register of Historic Places. These three categories are defined below.

Key Contributing (4 properties) – Properties containing historic resources that are listed on the National Register of Historic Places, determined to be eligible for the National Register, or resources that the consultant believes may be individually eligible for the National Register. Key Contributing resources include buildings that are community landmarks, buildings that are excellent examples of their architectural style, and exhibiting a high degree of architectural integrity. The four are the Paul Robeson House, the Witherspoon Street Presbyterian Church, the Witherspoon School, and Dorothea's House.

Contributing (281 Properties) – Properties containing buildings, structures, or sites that are over 50 years of age and generally retain their integrity. Contributing buildings do not appear to be individually eligible for the National Register but contribute to the overall setting and significance of the historic district.

Noncontributing (75 Properties) – Properties containing buildings, structures, or sites that may generally be considered to be non-historic. Two types of properties fall into this category, neither of which contribute to the historic setting or feeling of the historic district.

1. The most obvious category of noncontributing properties are those with buildings constructed within the past 45 years, or after the "Period of Significance" for the proposed district, as recommended in this study, ends in 1969. Note: for be considered for the National Register of Historic Places (NRHP), buildings must be at least 50 years or older; Princeton's Land Use Ordinance however provides guidance for resources less than 50 years old.

2. The second class of noncontributing buildings are those that have been enlarged or altered within the past 45 years to such an extent they no longer exhibit the historic appearance of the building.

In some cases, evaluating changes to a particular building to decide if its changes warrant noncontributing status is a challenge. Differing standards have been used for the classification of buildings with late 20th century replacement materials such as aluminum or vinyl siding, replacement windows, and asphalt shingles. In the absence of design guidelines on the municipal level, the following general rules were used for the evaluation of the classification of buildings in this project:

1. If additions were constructed within the past 45 years onto the front of a building, the building was considered noncontributing if half or more of the surface was covered by the addition.

2. Buildings with replacement materials were classified as contributing unless the replacement materials changed the overall form or were contrary to the historic

appearance of the building. For example, some buildings included faux stonework on the main facades that did not appear to be sensitive to its historic appearance; such buildings were considered noncontributing.

3. If a historic building has an enclosed porch, the house was considered to be contributing if the enclosed porch retained the overall form of the original porch. If the new porch obliterated the historic porch, particularly if the shape of the porch was changed, the building was classified as noncontributing.

Vacant (34 Properties) – Properties without buildings or structures were identified as vacant and were not counted as contributing or noncontributing.

For all properties, the evaluation leading to the classification was based mainly upon exterior architectural details. The recommended classification of a property could change based upon its historic significance in the municipality through future research. Therefore, the classification of a property has some flexibility, as the significance of a given building may become evident at a future time, and its classification could be revisited or re-evaluated.

F. Reporting Findings

As the 21st century progresses, it is becoming more common for historic information to be posted online. A major advantage of posting information online is increased access as well as a reduced need to print out thousands of pages of survey forms at the end of a project. With the advent of "content management system" (CMS) websites, it became possible for people to post new information about a particular property and enhance existing information. CMS is the manifestation of the earlier intention that the paper survey forms would be "dynamic," being updated over the years as new information became available. In fact, few of the thousands of paper survey forms completed during the past three decades have been updated.

The website that displays the results of the project is www.PrincetonBuildings.info. The website was designed to allow the HPC to expand the information to cover other parts of the Municipality of Princeton in future projects. Pages for specific properties display the information in the database for that property. The code behind the "buildings" page consists of an html "grid" that is populated with information from the database that is related to that property. The website contains building and streetscape descriptions, maps, architectural styles, and space for future survey projects.

Figure 4. Screen capture of website PrincetonBuildings.info.

The CMS component of the website allows a “contributor” (a person who has been granted privileges by the HPC) to edit and enhance information about a particular property. The editing functions of the website are only visible (and accessible) if a person has logged in. Special pages display the information in the database along with the blank fields to facilitate management of the content. The CMS functions also allows a contributor to post links to news stories about a particular property or links to a particular website that is related to a particular property.

G. Recommended historic preservation district map

The map below indicates the final recommendations for the Witherspoon-Jackson historic preservation district as accepted by the municipality:

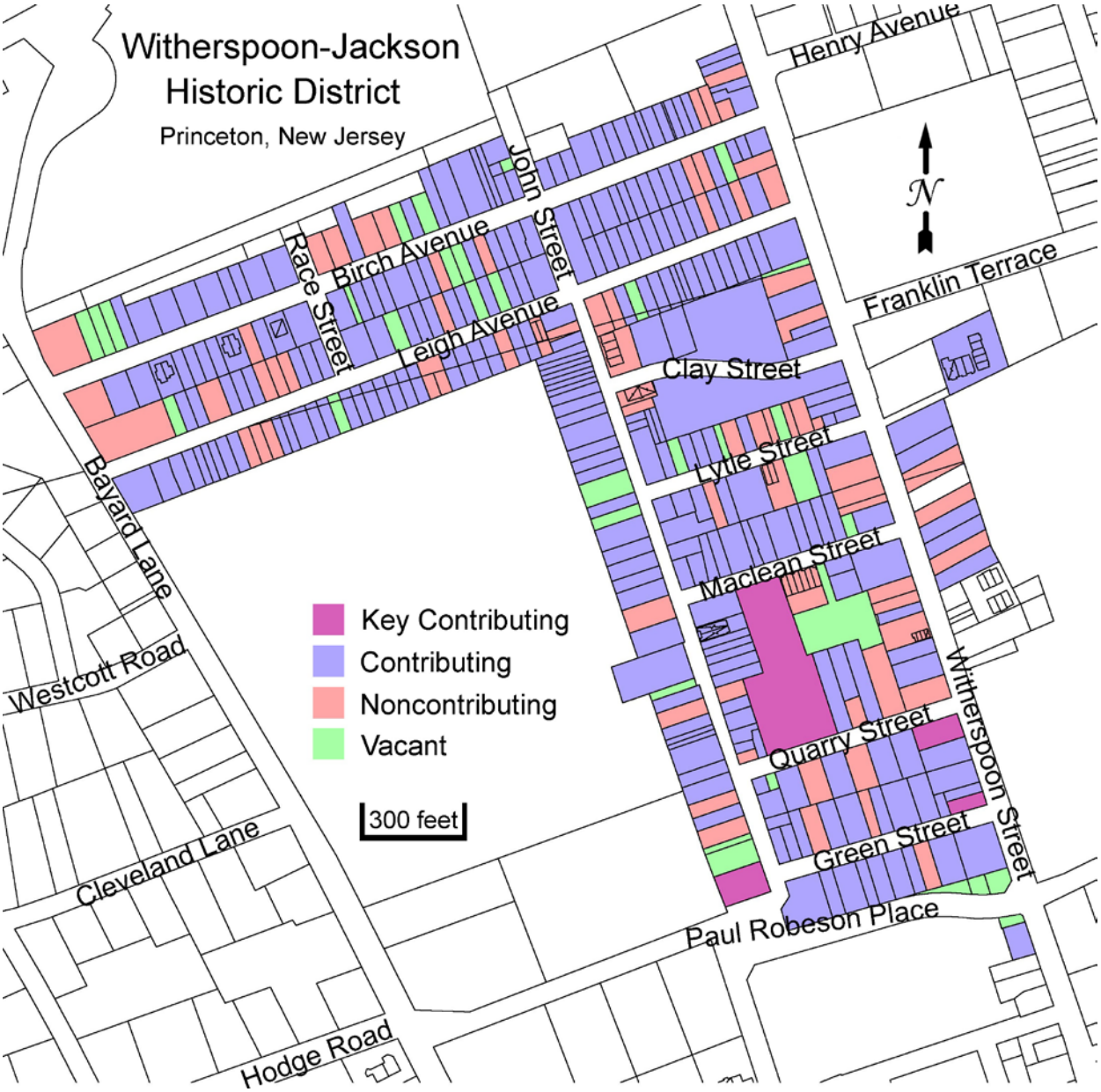

Figure 5. Witherspoon-Jackson Historic District Map.

IV. Architectural Survey and Documentation

The information obtained from the comprehensive historic resource survey of the Witherspoon-Jackson neighborhood is presented on a property-by-property and street-by-street basis in www.princetonbuildings.info. Specifically, it includes resource photographs, streetscape photographs, physical descriptions and brief histories. More extensive histories are provided for older resources and where specific property information is known. Survey information was developed to provide HPC with essential historic and architectural information. In addition to the above, all contributing, key contributing and non-contributing properties are indicated and mapped. The survey identified 281 contributing, 4 key contributing, 75 noncontributing properties, and 34 vacant properties. A sample property is shown below.

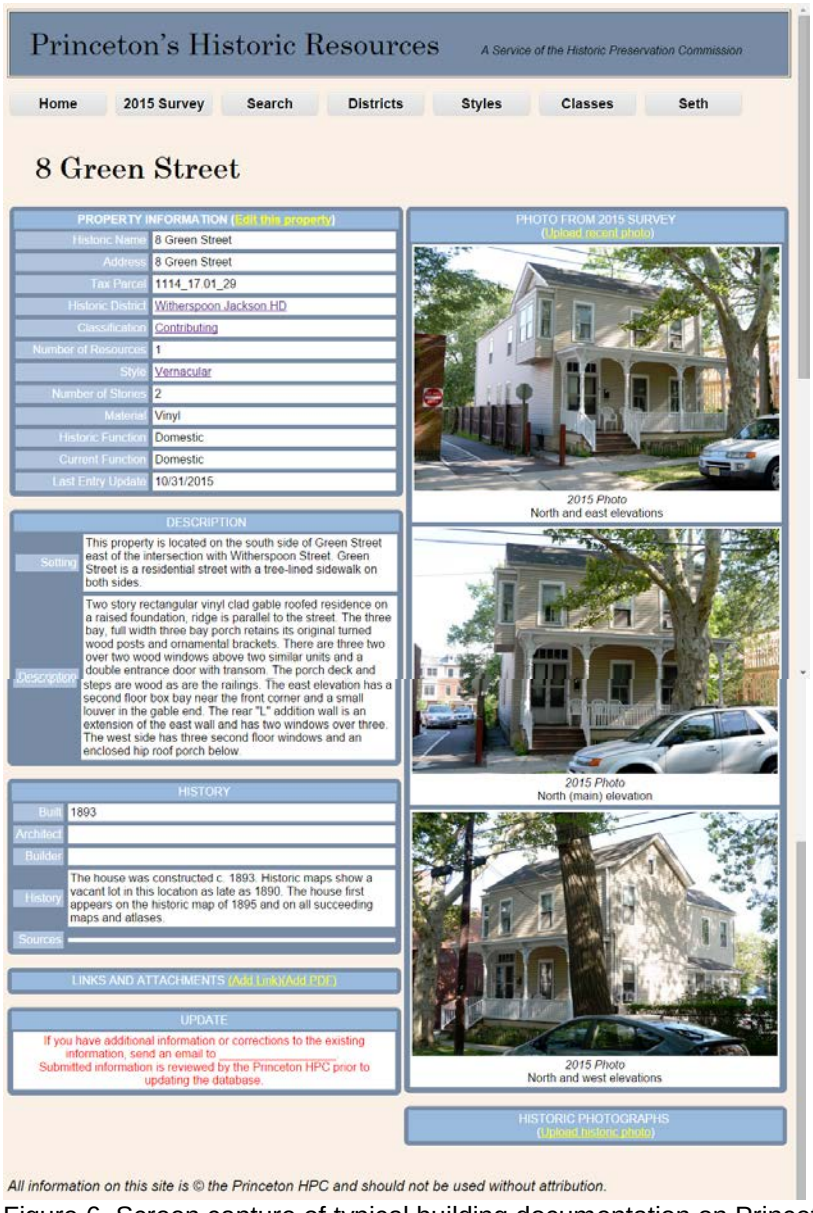

Figure 6. Screen capture of typical building documentation on PrincetonBuildings.info website.

A. Properties Surveyed

The following table lists all properties that were surveyed in this project. Small tax parcels associated with other parcels are sometimes omitted in this table. The tax parcel shown here includes the municipal code (1114), the block number, and the unit number. The class shown indicates C for contributing (historic), KC for key contributing (the most significant properties), NC for noncontributing (non-historic), and V for vacant property.

Figure 7. List of all properties surveyed.

Tax Parcel	Address	Historic Number	Class
1114_20.04_52	70-74 WITHERSPOON ST	001	C
1114_20.04_88	PAUL ROBESON PLACE	002	V
1114_17.01_30	Witherspoon St	003	NC
1114_17.02_55	108-110 WITHERSPOON	004	KC
1114_17.02_103	112 WITHERSPOON STREET	005	C
1114_17.02_54	114-118 WITHERSPOON ST.	006	C
1114_17.02_53	120 WITHERSPOON ST	007	C
1114_17.02_52	124 WITHERSPOON STREET	008	KC
1114_17.03_86	144-150 WITHERSPOON ST.	009	C
1114_17.03_85.01	144-150 WITHERSPOON ST.	010	C
1114_17.03_85.0201	Torrey Lane	011	C
1114_17.03_85.02	TORREY LANE	012	NC
1114_17.03_80.01	158 WITHERSPOON ST	013	C
1114_17.03_104	160-62 WITHERSPOON	014	NC
1114_17.03_117	164 WITHERSPOON STREET	015	NC
1114_17.03_112	172 WITHERSPOON STREET	016	C
1114_15.01_28	184 WITHERSPOON ST	017	C
1114_15.01_27	188 WITHERSPOON STREET	018	NC
1114_15.01_26	Witherspoon St	019	NC
1114_15.01_25	Witherspoon St	020	NC
1114_15.01_24	204-206 WITHERSPOON	021	C
1114_15.02_85	212 WITHERSPOON STREET	022	C
1114_15.02_61	214 WITHERSPOON ST	023	C
1114_15.02_60	216 WITHERSPOON STREET	024	C
1114_15.02_105	16-82 CLAY STREET	025	C
1114_15.03_90	230 WITHERSPOON ST	026	C
1114_15.03_87	232 WITHERSPOON ST	027	C
1114_15.03_58	238 WITHERSPOON ST	028	NC
1114_15.03_57	244 WITHERSPOON ST	029	C
1114_6907_17	254 WITHERSPOON ST	030	C
1114_6905_20	266 WITHERSPOON ST	031	NC
1114_6905_19	272 WITHERSPOON ST	032	NC
1114_6905_18	276 WITHERSPOON ST	033	C

Tax Parcel	Address	Historic Number	Class
1114_6902_9	282-284 WITHERSPOON ST	034	C
1114_6902_8	288 WITHERSPOON ST	035	C
1114_6902_7	290 WITHERSPOON ST	036	NC
1114_6902_6	292 WITHERSPOON ST	037	C
1114_6902_5	294 WITHERSPOON ST	038	C
1114_15.03_56	246 WITHERSPOON ST	039	NC
1114_21.01_11	201-205 WITHERSPOON	040	C
1114_21.01_12	197 WITHERSPOON ST	041	C
1114_21.01_13	193 WITHERSPOON ST	042	NC
1114_21.01_21	191 WITHERSPOON ST	043	NC
1114_21.01_15	181 WITHERSPOON STREET	045	NC
1114_21.01_16	177 WITHERSPOON ST	046	C
1114_21.01_17	173 WITHERSPOON ST	047	C
1114_21.01_18	169 WITHERSPOON ST	048	NC
1114_24.01_7	165 WITHERSPOON ST	049	C
1114_17.01_21	30 GREEN STREET	050	C
1114_17.02_42	123 JOHN STREET	051	C
1114_17.02_43	125 JOHN STREET	052	C
1114_17.02_115	131 JOHN STREET	053	C
1114_17.02_44	135 JOHN STREET	054	C
1114_17.03_65	141 JOHN STREET	055	NC
1114_17.03_108	143 JOHN STREET	056	C
1114_17.03_66	145 JOHN STREET	057	C
1114_17.03_101	151 JOHN STREET	058	C
1114_17.03_67	155 JOHN STREET	059	C
1114_17.03_68	159 JOHN STREET	060	NC
1114_17.03_69	161 JOHN STREET	061	C
1114_17.03_70	165 JOHN STREET	062	C
1114_17.03_96	167 JOHN ST	063	C
1114_17.03_95	169 JOHN ST	064	C
1114_17.03_71	171 JOHN STREET	065	NC
1114_17.03_72	173-175 JOHN ST	066	C
1114_17.03_73	30 MACLEAN STREET	067	C
1114_15.01_103	189-191 JOHN ST	068	C
1114_15.01_13	195-197 JOHN STREET	069	C
1114_15.01_14	199-201 JOHN ST	070	C
1114_15.01_15	207 JOHN ST	071	C
1114_15.02_36	35 LYTLE ST	072	C
1114_15.02_94	227 JOHN ST	073	C

Tax Parcel	Address	Historic Number	Class
1114_15.02_95	229 JOHN ST	074	C
1114_15.02_39	231 JOHN ST	075	NC
1114_15.02_106	CLAY STREET	076	NC
1114_15.03_49	235 JOHN STREET	077	NC
1114_15.01_12	31 MACLEAN STREET	078	C
1114_6907_1	44 LEIGH AVE	082	NC
1114_6905_1	41 LEIGH AVE	083	C
1114_6902_27	73 BIRCH AVE	084	C
1114_6902_33	298 JOHN ST	086	V
1114_6902_34	85 BIRCH AVE	087	C
1114_6904_17	86 BIRCH AVE	088	C
1114_6904_18	43-45 LEIGH AVE	089	C
1114_6906_25	48 LEIGH AVE	090	C
1114_6906_26	260 JOHN ST	091	NC
1114_15.04_93	258 JOHN ST	092	C
1114_15.04_80	256 JOHN STREET	093	C
1114_15.04_79	254 JOHN ST	094	C
1114_15.04_78	252 JOHN ST	095	C
1114_15.04_77	250 JOHN ST	096	C
1114_15.04_81	248 JOHN ST	097	C
1114_15.04_76	246 JOHN ST	098	C
1114_15.04_75	244 JOHN STREET	099	C
1114_15.04_11	242 JOHN ST	100	C
1114_15.04_74	240 JOHN ST	101	C
1114_15.04_73	238 JOHN STREET	102	C
1114_15.04_10	232 JOHN ST	103	C
1114_15.04_91	226 JOHN ST	104	C
1114_15.04_9	224 JOHN ST	105	C
1114_15.04_8	220 JOHN ST	106	C
1114_15.04_7	John St	107	V
1114_15.04_6	John St	108	C
1114_15.04_5	John St	109	V
1114_15.04_98	204 JOHN ST	110	C
1114_15.04_3	John St	111	C
1114_15.04_2	John St	112	C
1114_15.04_96	194 JOHN ST	113	C
1114_15.04_1	190 John St	114	C
1114_17.04_18	188 John St	115	NC
1114_17.04_17	180 John St	116	C
1114_17.04_16	168 John St	117	C

Tax Parcel	Address	Historic Number	Class
1114_17.04_102	166 John St	118	C
1114_17.04_15	162 JOHN STREET	119	C
1114_17.04_14	158-160 JOHN STREET	120	NC
1114_17.04_13	156 JOHN STREET	121	C
1114_17.04_12	152 JOHN STREET	122	C
1114_17.04_109	150 JOHN STREET	123	C
1114_17.04_11	146-148 JOHN STREET	124	C
1114_17.04_9	144 JOHN STREET	125	C
1114_17.04_8	138 JOHN STREET	126	C
1114_17.04_7	132 JOHN STREET	127	NC
1114_17.04_6	130 JOHN STREET	128	C
1114_17.04_5	124-126 JOHN STREET	129	NC
1114_17.04_4	126 JOHN STREET	130	V
1114_17.04_3	120 JOHN STREET	131	V
1114_17.04_2	120 JOHN STREET	132	KC
1114_17.01_114	PAUL ROBESON PLACE	133	V
1114_17.01_22	28 GREEN STREET	134	C
1114_17.01_23	24-26 GREEN STREET	135	C
1114_17.01_24	22 GREEN STREET	136	C
1114_17.01_25	20 GREEN STREET	137	C
1114_17.01_26	16-18 GREEN STREET	138	C
1114_17.01_27	14 GREEN STREET	139	C
1114_17.01_28	12 GREEN STREET	140	NC
1114_17.01_29	8 GREEN STREET	141	C
1114_17.02_56	7 GREEN STREET	142	C
1114_17.02_57	11 GREEN STREET	143	C
1114_17.02_58	13 GREEN STREET	144	C
1114_17.02_59	17 GREEN STREET	145	C
1114_17.02_111	19 GREEN STREET	146	NC
1114_17.02_60	21 GREEN STREET	147	C
1114_17.02_61	25 GREEN STREET	148	C
1114_17.02_63	29 GREEN STREET	149	NC
1114_17.02_64	31 GREEN STREET	150	C
1114_17.02_107	33 GREEN STREET	151	C
1114_17.02_45	135 JOHN STREET	152	V
1114_17.02_46	30 QUARRY STREET	153	C
1114_17.02_47	28 QUARRY STREET	154	NC
1114_17.02_48	22-24 QUARRY STREET	155	C
1114_17.02_49	16 QUARRY STREET	156	NC
1114_17.02_50	12-14 QUARRY ST	157	C

Tax Parcel	Address	Historic Number	Class
1114_17.02_51	10 QUARRY STREET	158	C
1114_17.03_88	11 QUARRY ST	159	NC
1114_17.03_89	13 QUARRY ST	160	C
1114_17.03_110	19 QUARRY STREET	161	NC
1114_17.03_90	BERRIEN COURT	162	C
1114_17.03_91	23 QUARRY STREET	163	C
1114_17.03_93	35 QUARRY STREET	164	KC
1114_17.03_94	39 QUARRY STREET	165	C
1114_17.03_116.01	22 MACLEAN ST	166	NC
1114_17.03_78	10 MACLEAN STREET	167	C
1114_17.03_79	MACLEAN ST	168	C
1114_15.01_82	3 MACLEAN STREET	169	V
1114_15.01_29	7 MACLEAN ST	170	C
1114_15.01_88	9 MACLEAN ST	171	C
1114_15.01_30	11 MACLEAN ST	172	C
1114_15.01_31	13 MACLEAN ST	173	C
1114_15.01_32	17 MACLEAN ST	174	C
1114_15.01_100	19 MACLEAN ST	175	C
1114_15.01_33	21 MACLEAN ST	176	C
1114_15.01_34	25 MACLEAN ST	177	C
1114_15.01_35	27 MACLEAN ST	178	C
1114_15.01_92	29 MACLEAN STREET	179	C
1114_15.01_16	32 LYTLE ST	180	C
1114_15.01_17	30 LYTLE ST	181	C
1114_15.01_18	28 LYTLE ST	182	NC
1114_15.01_19	26 LYTLE ST	183	C
1114_15.01_20	20 LYTLE STREET	184	C
1114_15.01_104	16 LYTLE STREET	185	NC
1114_15.01_97	12 LYTLE ST	186	V
1114_15.01_23	10 LYTLE STREET	187	C
1114_15.02_84	3-5 LYTLE ST	188	C
1114_15.02_62	7 LYTLE STREET	189	NC
1114_15.02_63	9 LYTLE ST	190	NC
1114_15.02_89	11 LYTLE ST	191	NC
1114_15.02_64	13 LYTLE ST	192	V
1114_15.02_99	13-1/2 LYTLE ST	193	NC
1114_15.02_65	15-17 LYTLE ST	194	NC
1114_15.02_66	19 LYTLE ST	195	C
1114_15.02_67	21 LYTLE STREET	196	NC
1114_15.02_86	23 LYTLE STREET	197	V

Tax Parcel	Address	Historic Number	Class
1114_15.02_68	25 LYTLE STREET	198	C
1114_15.02_69	27 LYTLE STREET	199	C
1114_15.02_70	29 LYTLE STREET	200	C
1114_15.02_71	31 LYTLE STREET	201	V
1114_15.02_72	33 LYTLE ST 33-33 1/2	202	C
1114_15.02_37	29 JOHN STREET (REAR)	203	C
1114_15.02_38	229 JOHN STREET (REAR)	204	C
1114_15.03_104	50 CLAY STREET	205	C
1114_15.03_52	50 CLAY STREET	206	C
1114_6907_16	12 LEIGH AVE	207	C
1114_6907_15	14 LEIGH AVE	208	C
1114_6907_14	16 LEIGH AVE	209	C
1114_6907_13	18 LEIGH AVE	210	C
1114_6907_12	20 LEIGH AVE	211	C
1114_6907_11	22 LEIGH AVE	212	C
1114_6907_10	24 LEIGH AVE	213	C
1114_6907_9	26 LEIGH AVE	214	C
1114_6907_8	26 1/2 LEIGH AVE	215	C
1114_6907_7	28 LEIGH AVE	216	C
1114_6907_6	30 LEIGH AVE	217	C
1114_6907_5	32 LEIGH AVE	218	C
1114_6907_4	36 LEIGH AVE	219	V
1114_6907_3	38-40 LEIGH AVE	220	C
1114_6907_2	42 LEIGH AVE	221	NC
1114_6906_24	52A+B LEIGH AVE	222	NC
1114_6906_23	54 LEIGH AVE	223	C
1114_6906_22	56 LEIGH AVE	224	C
1114_6906_21	58 LEIGH AVE	225	NC
1114_6906_20	60 LEIGH AVE	226	C
1114_6906_19	62 LEIGH AVE	227	C
1114_6906_18	64 LEIGH AVE	228	C
1114_6906_17	66 LEIGH AVE	229	C
1114_6906_16	70 LEIGH AVE	230	NC
1114_6906_15	74 LEIGH AVE	231	C
1114_6906_14	76 LEIGH AVE	232	C
1114_6906_13	78 LEIGH AVE	233	C
1114_6906_12	80 LEIGH AVE	234	C
1114_6906_11	82 LEIGH AVE	235	C
1114_6906_10	84 1/2 LEIGH AVE	236	C
1114_6906_9	86 LEIGH AVE	237	C

Tax Parcel	Address	Historic Number	Class
1114_6906_8	88 LEIGH AVE	238	V
1114_6906_7	90 LEIGH AVE	239	C
1114_6906_6	92 LEIGH AVE	240	C
1114_6906_5	94 LEIGH AVE	241	C
1114_6906_4	96 LEIGH AVE	242	C
1114_6906_3	98 LEIGH AVE	243	C
1114_6906_2	Leigh Ave	244	NC
1114_13.01_8	106 LEIGH AVENUE	245	C
1114_13.01_7	108 LEIGH AVENUE	246	C
1114_13.01_6	110 LEIGH AVENUE	247	C
1114_13.01_39	112 LEIGH AVE	248	C
1114_13.01_5	112-1/2 LEIGH AVENUE	249	C
1114_13.01_4	114 LEIGH AVE	250	C
1114_13.01_3	116 LEIGH AVE 116-116 1/2	251	C
1114_13.01_2	118-120 LEIGH AVE	252	C
1114_13.01_1	135 BAYARD LANE	253	C
1114_6903_33	163 BAYARD LANE	254	NC
1114_6903_26	Leigh Ave	255	V
1114_6903_25	Leigh Ave	256	C
1114_6903_24	Leigh Ave	257	C
1114_6903_31	107 LEIGH AVE	258	NC
1114_6903_22	103 LEIGH AVE	259	C
1114_6903_21	101 LEIGH AVE	260	C
1114_6903_20	99 LEIGH AVE	261	C
1114_6903_19	97 LEIGH AVE	262	NC
1114_6903_18	95 LEIGH AVE	263	NC
1114_6903_17	93 LEIGH AVE	264	NC
1114_6903_16	91 LEIGH AVE	265	C
1114_6903_15	87 LEIGH AVE	266	C
1114_6903_14	85 LEIGH AVE	267	C
1114_6904_32	79-81 LEIGH AVE	268	C
1114_6904_31	77 LEIGH AVE	269	C
1114_6904_30	73-75 LEIGH AVE	270	V
1114_6904_29	71 LEIGH AVE	271	C
1114_6904_28	69 LEIGH AVE	272	C
1114_6904_27	67 LEIGH AVE	273	C
1114_6904_26	65 LEIGH AVE	274	NC
1114_6904_25	63 LEIGH AVE	275	C
1114_6904_24	61 LEIGH AVE	276	C
1114_6904_23	59 LEIGH AVE	277	V
1114_6904_22	57 LEIGH AVE	278	C
1114_6904_21	55 LEIGH AVE	279	V
1114_6904_20	51 LEIGH AVE	280	C
1114_6904_19	47 LEIGH AVE	281	C

Tax Parcel	Address	Historic Number	Class
1114_6905_35	37 LEIGH AVE	282	C
1114_6905_34	35 LEIGH AVE	283	C
1114_6905_33	33 LEIGH AVE	284	C
1114_6905_32	31 LEIGH AVE	285	C
1114_6905_31	29 LEIGH AVE	286	C
1114_6905_30	27 LEIGH AVE	287	C
1114_6905_29	25 LEIGH AVE	288	C
1114_6905_28	23 LEIGH AVENUE	289	C
1114_6905_27	21 LEIGH AVE	290	C
1114_6905_26	19 LEIGH AVE	291	C
1114_6905_25	17 LEIGH AVE	292	NC
1114_6905_24	15-15 1/2 LEIGH AVE	293	C
1114_6905_23	13 LEIGH AVE	294	C
1114_6905_22	11 LEIGH AVE	295	NC
1114_6905_21	7 LEIGH AVE	296	C
1114_6905_17	8 BIRCH AVE	297	C
1114_6905_16	12 BIRCH AVE	298	C
1114_6905_15	16 BIRCH AVE	299	V
1114_6905_14	20 BIRCH AVE	300	C
1114_6905_13	24 BIRCH AVE	301	NC
1114_6905_12	28 BIRCH AVE	302	C
1114_6905_11	32 BIRCH AVE	303	C
1114_6905_10	36 BIRCH AVE	304	C
1114_6905_9	40 BIRCH AVE	305	C
1114_6905_8	44 BIRCH AVE	306	C
1114_6905_7	48 BIRCH AVE	307	C
1114_6905_6	52 BIRCH AVE	308	C
1114_6905_5	54 BIRCH AVE	309	C
1114_6905_4	58 BIRCH AVE	310	C
1114_6905_3	64 BIRCH AVE	311	C
1114_6905_2	68 BIRCH AVE	312	C
1114_6904_16	90 BIRCH AVE	313	C
1114_6904_15	94 BIRCH AVE	314	C
1114_6904_14	98 BIRCH AVE	315	C
1114_6904_13	102 BIRCH AVE	316	NC
1114_6904_12	106 BIRCH AVE	317	C
1114_6904_11	110 BIRCH AVE	318	V
1114_6904_10	114 BIRCH AVE	319	V
1114_6904_9	118 BIRCH AVE	320	NC
1114_6904_8	122 BIRCH AVE	321	C
1114_6904_7	124-26 BIRCH AVE	322	C
1114_6904_6	132 BIRCH AVE	323	C
1114_6904_5	138 BIRCH AVE	324	C
1114_6904_4	142 BIRCH AVE	325	C

Tax Parcel	Address	Historic Number	Class
1114_6904_3	146 BIRCH AVE	326	C
1114_6904_2	148 BIRCH AVE	327	V
1114_6904_1	11 RACE ST	328	C
1114_6903_13	12 RACE ST	329	C
1114_6903_12	174-178 BIRCH AVE	330	C
1114_6903_11	182 BIRCH AVE	331	C
1114_6903_10	186 BIRCH AVE	332	NC
1114_6903_9	190-194 BIRCH AVE	333	C
1114_6903_8	198 BIRCH AVE	334	C
1114_6903_7	202 BIRCH AVE	335	C
1114_6903_6	206 BIRCH AVE	336	C
1114_6903_5	210 BIRCH AVE	337	C
1114_6903_4	214-218 BIRCH AVE	338	C
1114_6903_3	222 BIRCH AVE	339	C
1114_6903_2	230 BIRCH AVE	340	C
1114_6903_1	171 BAYARD LANE	341	NC
1114_6902_68	Birch Ave	342	NC
1114_6902_67	Birch Ave	343	V
1114_6902_66	231 BIRCH AVE	344	V
1114_6902_65	227 BIRCH AVE	345	V
1114_6902_64	223 BIRCH AVE	346	C
1114_6902_63	215 BIRCH AVE	347	C
1114_6902_62	207 BIRCH AVE	348	C
1114_6902_61	199 BIRCH AVE	349	C
1114_6902_60	195 BIRCH AVE	350	C
1114_6902_59	187 BIRCH AVE	351	C
1114_6902_58	183 BIRCH AVE	352	C
1114_6902_57	175 BIRCH AVE	353	C
1114_6902_56	165 BIRCH AVE	354	C
1114_6902_51	25 RACE ST	355	NC
1114_6902_50	147 BIRCH AVE	356	NC
1114_6902_49	143 BIRCH AVE	357	C
1114_6902_47	133 BIRCH AVE	358	NC
1114_6902_46	129 BIRCH AVE	359	NC
1114_6902_45	125 BIRCH AVE	360	V
1114_6902_44	121 BIRCH AVE	361	C
1114_6902_43	115 BIRCH AVE	362	V
1114_6902_41	111 BIRCH AVE	363	C
1114_6902_40	107 BIRCH AVE	364	C
1114_6902_39	97 BIRCH AVE	365	C
1114_6902_38	93 BIRCH AVE	366	C
1114_6902_37	91 BIRCH AVE	367	C
1114_6902_35	89 BIRCH AVE	368	C
1114_6902_36	89 BIRCH AVE	369	C

Tax Parcel	Address	Historic Number	Class
1114_6902_26	69 BIRCH AVE	370	C
1114_6902_25	65 BIRCH AVE	371	C
1114_6902_24	57 BIRCH AVE	372	C
1114_6902_23	51-53 BIRCH AVE	373	C
1114_6902_22	49 BIRCH AVE	374	C
1114_6902_21	Birch Ave	375	C
1114_6902_20	43 BIRCH AVE	376	C
1114_6902_19	43 BIRCH AVE	377	C
1114_6902_18	35 BIRCH AVE	378	C
1114_6902_17	31 BIRCH AVE	379	C
1114_6902_16	27 BIRCH AVE	380	C
1114_6902_15	27 BIRCH AVE	381	C
1114_6902_14	25 BIRCH AVE	382	C
1114_6902_13	21 BIRCH AVE	383	C
1114_6902_12	Birch Ave	384	NC
1114_6902_11	13 Birch	385	NC
1114_6902_10	9 BIRCH AVE	386	NC
1114_17.03_116	MACLEAN STREET	387	V
1114_6902_70	300-302 JOHN ST	388	C
1114_21.04_29	WITHERSPOON LANE	400	C

B. Architectural Context

A recurring theme in historic African American communities has been a reduced use of architectural elaborations during the construction of houses. The limited economic opportunities of African Americans historically restricted their ability to incorporate the latest in architectural styles, though building traditions in the African American communities usually kept pace with building technologies. One prevalent feature found throughout the community were front porches, most of which are not enclosed. The massing of houses, though close to most sidewalks, is by default scaled to the community streetscapes. Fenestration patterns vary, but for the most part take a traditional approach, e.g., the sizes, spacing, and types of most windows are commensurate to the scale and age of the buildings. In a few instances, garages are attached to the sides of houses; this enables the streetscapes to maintain a "small town" character rather than a suburban character. Several buildings were constructed for use other than residential, such as church buildings, school buildings, and others. In addition, the neighborhood has several multi-family residential units such as rowhouses and apartment buildings. These different sizes and uses are scattered throughout the district and provide a historic and current sense of diversity throughout, for the most part, the overall historic setting. Ultimately the district's buildings and streetscapes form a symbiotic relationship that should be acknowledged and preserved.

The Witherspoon-Jackson community is a typical example of this general conclusion about architectural styles in African American communities. Three quarters of the houses in the community fall into the category of vernacular, with architectural styles applied to one quarter of the historic houses in the community. The quantity of vernacular houses in the community provides an opportunity to understand the changing aesthetics of building forms that would not normally be considered in the architectural overview for an architectural survey. Of the various building forms, the two gabled box options dominated the architecture: those with a gable facing the street (front end gabled) and those with a side wall facing the street (end gabled). Four other vernacular subtypes were also documented, as demonstrated by the table below. Meanwhile, the "Rainbow Houses" are a rather rare building shape found on the south side of Birch Avenue.

Note: For the compilation of this table, twins or rows are considered to be a single building; this has the effect of reporting a smaller number of buildings. The Rainbow Houses, for example, are six twins standing on nine tax parcels; they are recorded in this table as six buildings.

Architectural Styles/Types		Number
Italianate		11
Queen Anne		5
American Foursquare		15
Bungalow		14
Colonial Revival		8
Dutch Colonial Revival		9
Other		3
Vernacular or no style	Front End Gabled	77
	End Gabled	87
	Hipped	10
	Cross-Gabled	4
	Pyramidal	4
	Rainbow	6

Figure 8. Table of architectural styles / forms in study area.

C. Building Materials

The following table illustrates the primary cladding materials of resources found in the district. This table is based on the tax parcels. In cases where a twin sits on two parcels, the twin counts as two buildings. In the case of the Hageman Homes on Clay Street, the entire complex counts as three buildings because it sits on three tax parcels. In some cases, a particular house had more than one type of cladding material; in these cases, the more "dominant" material was recorded (which is more subjective than other buildings).

Structural System	Material	Number	%	Total %
Frame	Vinyl	106	31%	67%
	Aluminum	83	24%	
	Wood	28	8%	
	Machine Shingles	12	3%	
	Tarpaper	1		
Unknown	Stucco	78	23%	23%
Masonry	Brick	27	8%	10%
	Stone	6	2%	
	Concrete	2	1%	

Figure 9. Table of building materials in study area.

D. **Vernacular Houses: End-Gabled**

The most common vernacular house in the Witherspoon-Jackson community was the end-gabled type. These buildings are gabled "boxes" with a side wall facing the street. End gabled houses were the most common orientation of the 18th century and the early 19th century. In the Witherspoon-Jackson community, end gabled houses dominated construction in the 19th century, with 57 examples (73%) compared to just 14 front end gabled houses (18%) and seven of the various minor vernacular building types (9%). Several end-gabled houses feature two doors on the main elevation, usually located in adjacent bays; these houses are usually either twins or hall and parlor houses with doors opening into the two interior rooms. Note: this house type is sometimes called "side gabled."

The earliest houses in the study area were end-gabled vernacular houses. One of the earliest houses is 13 Quarry Street. The house appears to have been constructed in two stages. The west half of the house features the main entrance, with a window and door sharing a jamb. This construction technique is common in the earliest houses in North America, particularly log houses. Most 2-story houses with this window and door arrangement feature a second floor window centered above this window/door on the first floor, which is found on the house at 13 Quarry Street. The windows on the east half of the house are noticeably larger than those in the western half, another piece of evidence that this end of the house was constructed later. The front porch on the house has a 20th century feel and is obviously not original to the house.

Figure 10. 13 Quarry Street

Much to the credit of James S. Green, a U.S. Attorney for New Jersey who purchased the Ferguson Tract in the 1830s, partitioned it, established new roads, and perhaps constructed some of the earliest houses in the study area, the end-gabled houses constructed in the 19th century on the former Ferguson Tract were 2-story buildings and not the small cottage-like 1-story houses that are often found in economically limited communities. The buildings are overwhelmingly frame, though most were re-clad with either aluminum siding or with vinyl/composite materials in the mid- to-late 20th century.

End-gabled houses in the community dating to the 20th century fall into three general categories. The largest category, with 18 of the 28 examples, is a continuation of the 19th century building types. An example is 161 John Street, constructed c. 1908. The house has the appearance of a side hall plan house with a brick chimney centered on the ridge diagonally opposite the main entrance. The front porch has an unusual configuration, as the steps leading up to the porch are not aligned with the front door. The house has a stone foundation, one of the last examples in the district of the use of stone for the foundation material.

Figure 11. 161 John Street

Six twin houses on the west end of Birch Avenue are among the more interesting end-gabled houses in Princeton. At least two of these houses were built along Baker Street and moved to this location c. 1930 to create space for the rebuilding of Nassau Street during the Palmer Square redevelopment. These houses were only 20 years of age when they were moved; Baker Street was an early response to the increased demand for low-cost residences in the very early 20th century. Palmer's construction team examined each house that he purchased and evaluated its durability, only moving the houses in the best condition.

Figure 12. 175-179 Birch Avenue

Figure 13. 106 and 108 Leigh Avenue

Four houses on Leigh Avenue may have been constructed by the same builder. Two of these unusual houses sit beside each other at 54 and 56 Leigh, and the other two are neighbors at 106 and 108 Leigh. The 2-story, 2-bay houses feature an incised porch with a pent that marks the transition from the porch to the extended second floor. Windows on these houses are mostly paired on the main elevation and feature shutters. The porches feature square posts connected by a simple railing.

E. **Vernacular Houses: Front End-Gabled**

Front end gabled houses were a rather rare building type in the 18th century in the United States; even with their increased popularity with the Greek Revival style in the early 19th century, they remained a minority orientation throughout the remainder of the 19th century. The front end gabled house that appears to be the earliest in the Witherspoon-Jackson community is the house at 14 Green Street. Its particular house form was repeated throughout the community, mostly in the early 20th century.

Figure 14. 14 Green Street

Front end gabled houses dominated residential construction in the district in the early 20th century. Building a front end gabled building made it possible to turn the short (gabled) end to face the street and thus create narrower lots for additional residential density. The following table demonstrates the shift in types of residential construction:

Vernacular House Construction: Comparison of 19th and 20th Centuries				
	19th Century (1840-1899)		20th Century (1900-1935)	
Front End Gabled	14	18%	84	66%
End Gabled	57	73%	26	20%
Hipped	4	5%	6	5%
Pyramidal	1	1%	3	2%
Rainbow	0		6	5%
Cross Gabled	2	3%	2	2%

Figure 15. Comparison of vernacular building types in the study area.

Figure 16. 23 Leigh Avenue

Many early 20th century front end gabled houses in the community featured a different cladding material on different floor levels. This original stylistic treatment has gradually been lost through the succeeding decades as the original cladding was replaced. Leigh Avenue was noted in the earlier streetscape form as having a large number of houses with different cladding on each floor level. A surviving example of this treatment is found on the house at 23 Leigh Avenue. It has wood shingles on the attic and second floor levels and wood cladding on the first floor. The main (south) elevation includes a break in the wood shingles at the eaveline, touching the lintels of the second floor windows, another stylistic treatment found on occasion through the community.

A subset of the front end gabled houses that emerged in the late 19th century as a response to increased residential demand was the L-shaped house. The earliest of these L-shaped houses appears to be the house at 20 Green Street (1897). The house's main entrance is on the gable facing the street, although the front porch wraps around the building's northeast corner to lead to a door into the rear ell section. Additional L-shaped houses were constructed into the early 20th century, including two neighboring houses at 97 and 99 Leigh Avenue that date to c. 1905.

Figure 17. 20 Green Street

F. **Vernacular Houses: Hipped**

Hipped roof houses had been a distinct minority among residential construction in the Delaware Valley in the 18th century, but they became a common design feature in the Greek Revival and Italianate styles. One of the earliest hipped roof houses in the Witherspoon-Jackson community was the house at 22 Green Street. The house has a rectangular footprint, with a short wall facing onto Green Street. Its main entrance is located near its northeast corner, giving the impression of being a side hall house. The house has small windows, another feature of mid-19th century houses.

Figure 18. 22 Green Street

Hipped roof houses continued to be constructed into the early 20th century in the community, with the latest being constructed c. 1920 (the twin at 43-45 Leigh Avenue). In some cases, it appears that an earlier house was renovated to add a hipped roof; an example is at 16-18 Green Street; its design features suggest that when it was converted into a twin, it was lengthened and the hipped roof with dormer added.

G. **Vernacular Houses: Cross-Gabled**

Figure 19. 23 Quarry Street

Only four cross-gabled houses were noted in the community. While houses built with multiple gables have been documented early in colonial history, they fell from favor and were rare in new construction during the century from 1750 to 1850. They returned to favor in the latter half of the 19th century when rooflines began to increase in complication. Cross-gabled houses had the advantage of making the attic/garret more useable, and it is possible that some of the houses in the Witherspoon-Jackson community in this category were constructed as end-gabled houses and renovated with the addition of the cross-gables. Three cross-gabled houses in the Witherspoon-Jackson community have a remarkably similar cross-gabled design, one of which is the house at 23 Quarry Street (1860). This house, 197 Witherspoon Street, and the house at 31 Green Street share another interesting similarity: their main entrance is located near a corner, giving the appearance of the house being a side hall design. The fourth house in this category is 174-178 Birch, a residential twin built c. 1920 with doors in the center bays.

H. Vernacular Houses: Pyramidal

Four pyramidal-roofed vernacular houses were documented in the Witherspoon-Jackson community. Most residential style books state that pyramidal roofed vernacular houses are an early 20th century phenomenon. However, earliest examples of the type actually date back to the mid-19th century when they were a subset of Italianate houses with a center cupola. They continued to be a rural building type throughout the latter half of the 19th century and continued to be constructed into the early 20th century. In Witherspoon-Jackson, the earliest example appears to be the house at 24-26 Green, constructed c. 1870. Beginning around the year 1900, pyramidal roofed vernacular houses were built with the massing of an American Foursquare style. The technical difference between a pyramidal-roofed vernacular house and an American Foursquare is that the Foursquare has at least one dormer, a distinction that may be considered superficial but which is generally accepted among architectural historians. Three houses near each other on Leigh Avenue are the remaining examples of the pyramidal roofed vernacular houses: 26 Leigh (c. 1906), 19 Leigh (c. 1920), and 25 Leigh (c. 1920). Sears offered several kit houses of this type, including the Cornell (1925-1938), the Albion (1925-1926), and the Davenport (1931).[1]

Figure 20. 24-26 Green Street

Figure 21. 19 Leigh Avenue

I. Vernacular Houses: Rainbow Houses

Six houses were constructed c. 1930 on the south side of Birch Avenue between the intersections of Bayard Lane and Race Street. These buildings were called the “Rainbow” Houses because they were originally painted different colors. The houses are all twin buildings with an overall T-shape; the shaft of the “T” faces the road. They were constructed nearly identical in appearance, but over time small alterations have added variety. The six houses were constructed with the entrances located in the void of the L on the sides, not on the wall surface nearest the road. Most have small porches over these entrances. The houses were constructed with a proximity to use shared drives running between the buildings. They provided the modern conveniences of their age (electricity, running water, interior bathrooms) for Princetonians in a time when a feeling prevailed that owners of rental units neglected timely updates and maintenance, leaving renters in sub-par housing. The Rainbow Houses are 190-194, 198-202, 206-210, 214-218, 222-226, and 230-234 Birch Avenue.

Figure 22. 190-194 Birch Avenue

[1] Katherine Cole Stevenson and H. Ward Jandl, *Houses By Mail: A Guide to Houses from Sears, Roebuck and Company* (Washington DC: Preservation Press, 1986), pp. 292-294.

J. **Italianate (1840-1890)**

The Italianate style was one of two dominant architectural styles of the years 1850-1880, although the earliest examples in the United States date to the late 1830s and some late examples were constructed in the early 20th century. The style replicated the ornate architecture of rural Italy that was constructed centuries after the more formal architecture of classical Rome (also in Italy). In the United States, Italianate architecture included the use of new types of detailing and features. Technological changes easily separate the earlier Federal and Greek Revival styles from the Italianate (and its concurrent sister style, the Gothic Revival), including such changes as the replacement of earlier walk-in kitchen hearths with cookstoves, resulting in smaller chimneys; changes in glass making technology that increased the size of easily available window panes; and the replacement of earlier heavy timber framing with the balloon frame that was cheaper and quicker to build. With the exception of the more monumental examples, Italianate houses maintained the earlier emphasis on a simple gabled house, but with small stylistic features that provided texture to the wall surface (compared to later styles that complicated the basic form of the house). Common features of Italianate houses are small chimneys (almost always brick), the use of brackets below the eaves, larger windows than found in earlier houses, and increased detailing around doors and windows.

Figure 23. 200 John Street

The earliest example found in the Witherspoon-Jackson community is the house at 200 John Street, dating to c. 1870. Italianate details of the house include its paired brackets below the eaves, its lip lintels above the door and windows, and its small brick chimney. The door is located near the northeast corner, which suggests that the interior of the house features a side hall plan. Of the later Italianate style houses in the community, one that stands out is the twin at 33-33.5 Lytle Street, which is notable for its front porch with turned columns and intricate spandrel-like brackets.

K. **Greek Revival (1840-1860)**

The Greek Revival style, introduced in the 1820s, was popularized by the revolt of residents of Greece at the time against the Ottoman Empire and by an increased interest in Classical architecture. The front end gabled design had existed as a secondary design option in earlier decades, but beginning with the Greek Revival style, the front end gabled design was common in new construction for the remainder of the 19th century. Three buildings in the Witherspoon-Jackson community were identified as displaying Greek Revival architecture. These examples are not strong examples of the style but contain elements that would place them in this architectural style. The strongest example of the Greek Revival style is the Witherspoon Street Presbyterian Church at 124 Witherspoon Street.

L. Queen Anne (1876-1910)

The Queen Anne style typifies the movement to build architecturally elaborate houses in the late 19th century. Changes in building technologies and construction methods contributed to the popularity of the style. For example, more frame elements were mass-produced and could be purchased out of printed catalogs; brickmaking was standardized, reducing the amount of mortar (thus giving brick buildings a darker red color); and increasing availability of slate of varying colors provided opportunities for roof decoration. Complicated roofs were a common feature of the Queen Anne style, including towers, cross-gables, L-shaped houses, octagonal bays that rose to the attic level, and decorative dormers and chimneys. Wall decoration continued the patterns from the Stick style and added brick decorations, rounded and polygonal elements, and polychromatic brick and paint color schemes. Porches were a common decorative feature of Queen Anne houses; they usually had a hipped roof and often wrapped around a front corner of the house. Porches often displayed types of details such as gingerbread, spindlework, turrets, decorative balusters, and spandrels.

Figure 24. Witherspoon Lane

A limited number of Queen Anne houses were constructed in the Witherspoon-Jackson community. Two date to c. 1897. One of these two is a twin on Witherspoon Lane. It has a center dormer that faces over the two front doors opening on a full-length front porch between 3-panel bays. The twin is similar in design to the slightly later twin built at 118-120 Leigh Avenue; the latter building features decorated gables above the bays but otherwise is quite similar in design. The house at 165 Witherspoon Street dates to c. 1897; it has a complicated roof structure with a T-shaped ridge, plus two 2-story bays on the south elevation. The house's front porch is the most detailed of all Queen Anne porches in the community.

Figure 25. 118-120 Leigh Avenue

M. **American Foursquare (1915-1925)**

The American Foursquare was a popular building type of the early 20th century. It was one of the early types of "kit houses," sold through large mail order firms such as Montgomery Ward and Sears. The "kit" included all the parts necessary to build the house, along with a booklet explaining how to assemble the pieces to create a house. The type was common throughout the United States from 1905 through 1935, but interestingly was only built in the Witherspoon-Jackson community during the second half of that time window (1915 to 1925).

American Foursquare houses have a set of specific characteristics. The typical example is a 2.5-story house with a pyramidal roof, dormers on at least one of the four roof slopes, and a full-length front porch. As mentioned earlier, a house with a pyramidal roof over a cube-shaped massing but with no dormers is technically a pyramidal roofed vernacular house.

The only American Foursquare house indicated on the Sanborn atlas of 1918 in the Witherspoon-Jackson community is the house at 244 Witherspoon Street. It includes the major features of the American Foursquare: the hipped dormer and massing. The house may have a stone-faced foundation, as the use of stone as a load-bearing foundation material was becoming increasingly rare after 1900.

Figure 26. 244 Witherspoon Street

Another American Foursquare of note in the community is located at 111 Birch Avenue, one of the 14 examples in the survey constructed between the time of the Sanborn Atlas of 1918 and the Franklin Survey map of 1930/historic aerial of 1931. Ten of these 14 Foursquares were constructed along Leigh and Birch avenues. Like the house at 244 Witherspoon, 111 Birch features the hipped roof dormer, overhanging eaves, and cube-shaped massing. Two other features are typical of Foursquares. The first is the window type; windows on the house feature four vertical lights in the upper sash and a single paned lower sash. These 4x1 windows were typical among Foursquares and Bungalows but tend not to survive due to the expense of maintenance. The second feature of note is the front porch, a typical early 20th century design. The hipped roof is supported by stubby tapered square columns that stone on masonry piers. The practice of using short columns standing on masonry piers was rarely seen in the 1890s but became the most common porch support type of the early 20th century.

Figure 27. 111 Birch Avenue

N. **Craftsman Style and Bungalows**

Although some architectural historians distinguish between the Craftsman Style and Bungalows, the distinctions disappear when examining the less stylish examples of the two types such as those found in the Witherspoon-Jackson community. Bungalows were a 1-story building type that was common at the same time as the American Foursquare, and several general trends of the time left a mark on both building types. Both were widely available as "kit houses" that were shipped in crates containing all the separate building elements needed for construction along with a small assembly booklet. Perhaps the most notable architectural similarity is the front porch design, which often featured a stubby column standing on top of a masonry pier. Also like the American Foursquare, only one Bungalow is shown on the Sanborn Atlas of 1918 in the Witherspoon-Jackson community, leaving the bulk of the examples for the latter half of the time window in which Bungalows were constructed.

Figure 28. 98 Birch Avenue

The oldest Bungalow in the community is the house at 98 Birch Avenue, the only Bungalow shown on the Sanborn Atlas of 1918 in the Witherspoon-Jackson community. The house features a hipped roof dormer over an incised porch that features square piers supporting the eaves. Note that unlike the sole American Foursquare shown in 1918, this Bungalow has a concrete foundation (rather than a stone-faced concrete foundation).

Figure 29. 21 Birch Avenue

Bungalows both in the community and throughout the nation vary widely in appearance. They may have front end gabled roofs, pyramidal roofs, or end gabled roofs; porches of varying types and designs; and with optional dormers. A row of Bungalows is located on the north side of Birch Avenue near Witherspoon Street. The eastern Bungalow in this row has been demolished, leaving four that were originally nearly identical in appearance. They feature an asymmetrical gabled roof with a long shed dormer that faces over an incised porch. These houses are very similar in design to the Sears kit house known as the Glyndon that was available from 1911 until 1922.[2]

[2] *Houses By Mail*, p. 112. Sears had a model named the "Princeton," but no examples of that particular kit house were noted in the Witherspoon-Jackson community.

O. **Dutch Colonial Revival (1900-1940)**

The Dutch Colonial Revival style encompasses two phases of architecture, each of which displays the key feature of the type: its gambrel roof.

The first phase of the Dutch Colonial Revival style was more varied in its design of the houses. The earliest examples were derived from the Shingle Style (1890s) and often featured intersecting gambrel-roofed masses. In the early 20th century, Dutch Colonial Revival houses were slightly simpler in design but still displayed a variety of stylistic options. An example of this earlier phase of the type is the twin at 168 John Street (built 1915). The house features a flared roof that extends over the front porch. The long shed dormer on the lower slope of the roof is a typical but essential element of this phase of the style.

Figure 30. 168 John Street

The second phase of the Dutch Colonial Revival was constructed in a narrow time frame, mostly between 1925 and 1940. Several examples of this phase of the Dutch Colonial Revival style were noted in the Witherspoon-Jackson community, none of which appears on the Sanborn atlas of 1918. These houses were related to the Bungalow in many ways, and in fact several companies sold Dutch Colonial Revival kit houses. The design of these houses was more uniform than in the earlier phase. The designs were almost entirely end-gabled houses that featured a long shed dormer that occupied the bulk of the lower slope of the roof. A pent roof, often interrupted by a small arcuated portico, connected the roof to the wall surface. While most examples were built with the ridge parallel to the street, in the Witherspoon-Jackson community, all examples feature a gambrel end facing the street. Most have a shed-roofed front porch on the front gambrel end, with a set of steps leading down to the grade of the front lawn. The example shown here is 110 Leigh Avenue.

Figure 31. 110 Leigh Avenue

V. Background Research – Historic Narrative

A. Overview

The Witherspoon-Jackson community is the largest of a small number of ethnically diverse neighborhoods in Princeton. It has provided opportunities for advancement to several racial or cultural groups throughout its history. African Americans have been associated with the area the longest of these various groups. The earliest black community began to coalesce near the southern end of Witherspoon Street in the last decade of the 18th century and expanded to the north as new streets were laid out and houses were constructed. The first major immigrant group to settle in the area was the Irish, who arrived in the 1850s and settled along John Street. In the latter half of the 19th century, the African American and Italian communities expanded to the north as a narrow grid of streets that is informally called the "ladder" emerged between Witherspoon and John Streets. Many residents of both communities moved away as the century progressed. Increased demand for labor resulted in a doubling of the African American population between 1890 and 1910, and during these years several earlier properties were partitioned for new housing units and existing houses were enlarged to rent space to the newly arrived families. Italian immigrants began to settle within this community around 1905; while many had arrived in Princeton in the 1890s, earlier Italian families settled elsewhere in Princeton. In the 20th century, the African American community was shifted northward as a result of community planning initiatives: the Palmer Square development during the Great Depression, the Hageman Homes, and the construction of Avalon Place / Paul Robeson Place in the 1960s. Part of these community planning initiatives involved the relocation of houses and families out of Princeton Borough and into two new streets largely within Princeton Township. In the latter years of the 20th century, Hispanic immigrants began to settle in the community. The existing Witherspoon-Jackson community thus represents the ongoing struggle for a better life by diverse groups of people. African Americans have been the dominant group of residents in the community from the beginning, and to a great degree the resulting architecture and setting is a testament to the durability of this community in the face of two-and-a-half centuries of explicit and implicit racism from within the Princeton community.

Though the residents of Witherspoon-Jackson have suffered great injustices over the years, the community has survived and to some degree thrived, largely because of the gradual but growing economic opportunities provided by Princeton University. This is an irony, since the University did not allow large numbers of black students until the 1960s. The proposed district's Period of Significance begins c. 1830, when the oldest houses in the district were constructed and ends in 1969, by which time the African Americans were accepted (legally, professionally, and socially – though obviously not completely) and integrated into the white community, including Princeton University.

Witherspoon-Jackson differs from many black communities for several reasons including its size, the size of the surrounding community, the location of the neighborhood within Princeton, and economics. Witherspoon-Jackson is a study of perseverance among African Americans within the community as well as the very slow – and not always smooth – growth of the community's greatest economic engine, Princeton University. To that end Witherspoon-Jackson, when

compared to many other African American communities, is like Aesop's Fable “The Tortoise and the Hare.” Per the Hare, the prosperity of many African American communities quickly rose and fell with local economic forces, which sometimes for example, left inner city neighborhoods at poverty level when a local industry closed or relocated. Per the Tortoise, Witherspoon-Jackson depended on Princeton University, which grew gradually through time, providing a slow but steady growth that precluded the community falling into extreme poverty. There was no "get rich quick scheme" in Witherspoon-Jackson, but also little reason to suffer from the impacts of major layoffs that sent other black areas into abject poverty situations and the undermining social ills thereof. Witherspoon-Jackson therefore is a great paradox: it should be looked on as a "success" in so many ways, yet a success despite the discriminatory practices wrought by the community around it, including the University. It illustrates the role of economic forces in any community, but such forces can be more acute for African Americans. In the end, it is a story of perseverance by its residents over many generations despite the odds. Today the community thrives in what could be called post-discriminatory America, and certainly Princeton. The neighborhood is clean, safe, and well-kept. Its housing stock, though simple, is well-maintained. Its proximity to "all things Princeton" cannot be overlooked, and for this and other reasons it may become a victim of its own success. Market and demographic forces have already altered the community by introducing the process of gentrification.

The following more detailed account of the history of the Witherspoon-Jackson community is divided into time periods, most of which represent a quarter of a century. As part of the research, U.S. Census population schedules for Princeton were consulted to provide periodic “snapshots in time” that conveniently represent breaks in the time periods. Most 19th century census schedules do not provide the street address of residents, which limits their use for projects of this nature. The census schedules of 1900, 1920, and 1940 provide street addresses for the residents, which made it possible to produce maps to illustrate the distribution of African Americans throughout the study area along with the distribution of other communities. Specifics were recorded for each family that made it possible to document parts of the differing experiences of African Americans compared to Irish, Italian, and other white families living in the Witherspoon-Jackson community.

B. 18th Century

The land that we call Princeton today was quite rural in the early 18th century. William Penn, one of the New Jersey Proprietors (in addition to being the sole Proprietor for Pennsylvania) conveyed 5,500 acres to Richard Stockton in 1701 that included today’s Princeton. Within his first decade of ownership, Stockton began selling individual properties of his large tract. Benjamin Fitz Randolph purchased the land that includes today’s Witherspoon-Jackson community in the years 1704-1709. The small collection of houses that emerged along Nassau Street in the early 18th century was believed to have been called “Prince’s Town” or Princeton for the first time in 1724.[3]

A major event in Princeton’s development was the re-location of the College of New Jersey to Princeton in 1756. The college had been founded in Elizabeth, New Jersey ten years earlier to train ministers of the New Light Presbyterians. Several local landowners donated land for the

[3]Katharine C. Rockwood, “Bayard Lane, Princeton, New Jersey,” *Princeton History* 2(1968), p. 55; John F. Hageman, *History of Princeton and Its Institutions* (Philadelphia: J.B. Lippincott & Co., 1879), p. 42; Robert W. Craig, *Princeton Architectural Survey* (Princeton: 1981), pp. 23-24.

relocation of the College of New Jersey to Princeton, including Thomas Leonard, John Hornor, John Stockton, and Nathaniel Fitz Randolph. A road was laid out leading north from Nassau Street in 1755; this road, today's Witherspoon Street, has been reported to have been laid out so that those travelling south into Princeton would see the cupola of the new Nassau Hall, the original building of the College of New Jersey. When Nassau Hall was completed in 1756, it was located at one of the stops along the main route between New York City and Philadelphia. Inns and associated businesses soon emerged along the north side of Nassau Street to accommodate travelers: liveries, harness makers, blacksmiths and farriers, bakers, butchers, and other various shops plied their trades. Princeton had become a distinct village, a destination for travelers and students.[4]

Historians provide conflicting accounts of the origins of the African American presence in Princeton. It appears that the varying accounts are pieces of the same puzzle and that the earliest African Americans reached Princeton through different life experiences. An early conclusion mentioned by later researchers is that students from the South brought slaves with them and left them in Princeton. Robert Craig, who wrote the introduction to the *Princeton Architectural Survey* in 1981, speculated that the earliest black residents were laborers in the varying businesses that catered to travelers along Nassau Street, although he says that it was "one untested hypothesis."[5] Several early black families in Princeton had surnames of Dutch origin found in Griggstown, leading other historians to speculate that the African Americans might have been Dutch slaves that moved to Princeton after the Revolution. This is the preferred interpretation of Arthur Miller, a Princeton University student who studied this very topic and believed there is "no basis in fact" that, as stated, Princeton's African American community may have derived from slaves brought by Southern students to Princeton.[6] Jack Washington, writing in his book *The Long Journey Home*, documented several African Americans who were slaves in Princeton prior to the Revolution. The Stockton family, who lived on the nearby colonial farm named Morven, owned a varying number of slaves during the mid-18th century (six in the year 1780).[7]

It is known that slavery existed in Princeton prior to the Revolution. One early slave in Princeton was a man named Prime, who was a slave for Absalom Bainbridge before the American Revolution. Bainbridge lived in the Bainbridge House on Nassau Street (current home to the Historical Society of Princeton). A loyalist, Bainbridge fled during the Revolution. Prime served in the Continental Army to cover some of Bainbridge's debts, then settled in Trenton as a day laborer. When a man claimed to have purchased Prime from the Bainbridges, his claim was challenged by the state of New Jersey, which claimed that the Bainbridges had no right to sell him because he was the property of the State. The state supreme court ruled in favor of the State of New Jersey in 1786. That same year, Prime and two other slaves in similar circumstances appealed to the legislature for their freedom in recognition of their military service. The legislature granted their request and freed them.[8] Though other states may have acted differently, New

[4] Hageman, pp. 40-42; Craig, pp. 24, 109-110; Hunter Research, Inc., *Historical and Archaeological Assessment, Princeton Public Library, Princeton Borough, Mercer County, New Jersey* (Trenton NJ: 2000), p. 2-2.
[5] Craig, pp. 109-110.
[6] Craig, pp. 109-110; Miller, Arthur M. "The Origin of Blacks in Princeton," student paper at Princeton, 1973, p. 4.
[7] Jack Washington, *The Long Journey Home* (Trenton: Africa World Press, 2005), p. 4.
[8] Prime's story is related in James J. Gigantino II, *The Ragged Road to Abolition: Slavery and Freedom in New Jersey, 1775-1865* (Philadelphia: University of Pennsylvania Press, 2015), pp. 30-31.

Jersey provided for manumission of slaves of former loyalists who met certain criteria (such as service in the Continental Army) and sold the remainder into continued slavery.

Prime was, of course, among many African Americans who served in the American Revolution. The British offered to help escaped slaves re-settle elsewhere in the British Empire as free people; the policy was intended to undermine the economic support for the Revolution. Hundreds of slaves escaped to British camps, and some of the men were enlisted into the British Army. Other African Americans joined the Continental army. Historian Jack Washington documented at least 14 black soldiers (including Prime) in the American forces during the Battle of Princeton, nine of whom were privates. The one with the best documented story was named Oliver Cromwell; in 1776, he crossed the Delaware River with George Washington, participated in the attack on Trenton. Later, Cromwell fought at the Brandywine, Monmouth, and Yorktown. After the Revolution, Cromwell settled in Princeton, where he died in 1853 just after his 100th birthday.[9]

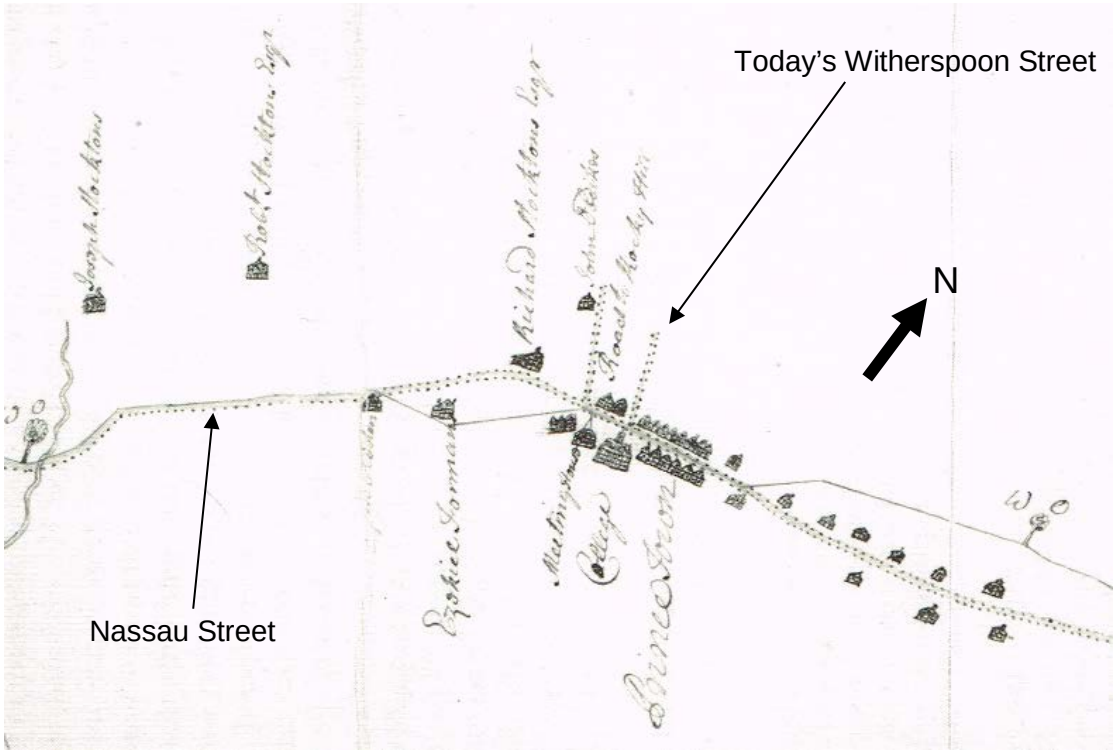

Figure 32. Detail of Azariah Dunham, "A Map of the Division Line between the Counties of Middlesex & Somerset," dated May 9, 1766. The map shows residences in the vicinity of the county line; note that no houses are indicated on the road now called Witherspoon Street. Adapted from Wanda S. Gunning, "The Town of Princeton and the University 1756-1946," *Princeton University Library Chronicle* Vol. 66, No. 3 (Spring 2005), p. 444. The original map is located in the Manuscripts Division, Department of Rare Books and Special Collections, Princeton University Library.

Near the end of the century, African Americans began to own property in Princeton. An early African American land owner was Cesar Trent. He purchased a lot on the west side of Witherspoon Street just above Nassau Streets around 1792. He apparently went into business selling fire wood and later opened a confectionary store. Trent was remembered for his role in

[9] Washington, pp. 10-11.

Independence Day celebrations, wearing 18th century clothing and helping ready the cannon for the ceremonial salute. While the specific sequence of events is difficult to document, it appears likely that Trent's ownership of this portion of the southern terminus of Witherspoon Street may have been an impetus for the gradual emergence of the African American community along the street.[10]

C. Early 19th Century (1800-1850)

In the early and mid-19th century, the village of Princeton grew just north of the College of New Jersey. Princeton was incorporated as a Borough in 1813, including land on both sides of the county line. Twenty five years later (1838), Mercer County was established, including the new Princeton Township that surrounded Princeton Borough. These changes to the political geography established the municipalities that survived for over a century and a half.[11]

An important event of the early 19th century was New Jersey's Act for the Gradual Abolition of Slavery, which passed in 1804. This act stated that any slave born thereafter would be granted freedom later: male slaves at age 25 and female slaves at age 21. The act represented an important step towards the elimination of slavery in New Jersey, although for those involved it created a new class of people that historian James J. Gigantino has called "slave for a term."[12] Three years after the act was passed (1807), a section of the Princeton Cemetery was set aside for African American burials. Although from the perspective of the 21st century the creation of a segregated section of the cemetery seems unnecessary, the move guaranteed burial plots for local blacks in a time when they could not necessarily expect to have access to the larger cemetery.[13]

One result of the Act of 1804 was a growing number of free blacks living in New Jersey. In addition to the many slaves who were earning their freedom in their early adulthood, manumissions increased. The study *Black Historical Sites in New Jersey* states that the number of slaves granted their freedom in wills increased remarkably after 1810 and that free blacks increasingly moved to areas such as Princeton.[14] Arthur Miller states that in the year 1810 (just prior to the establishment of the borough), 110 slaves lived in the Princeton area. Miller also provided interesting comparative statistics: in 1810, New Jersey had 10,851 slaves and 7,843 free blacks. If this proportion held true for Princeton, approximately 85 free blacks would have lived in Princeton.[15]

At the beginning of the 19th century, African Americans in the village of Princeton began to settle in adjacent areas on the north side of Nassau Street. At the time, all but a small number of houses in the village were located on Nassau Street. Witherspoon Street, already half a century old, was called either Guinea Lane or African Lane at the time. The west side of the street above the intersection was owned by Cesar Trent, the African American confectioner. New houses

[10] *Black Historic Sites in New Jersey* (New Jersey Historical Commission, 1984), p. 35; Washington, p. 19.
[11] Craig, p. 25.
[12] Gigantino, pp. 95-96.
[13] *Princeton Cemetery of the Nassau Presbyterian Church,* brochure dated 2014.
[14] *Black Historic Sites*, p. 35.
[15] Miller, pp. 4-7.

began to appear along Witherspoon Street very early in the 19th century. Two other north-bound roads also appeared. One was John's Alley (today's John Street), originally a spur road that appeared around 1800 and only extended north to Hulfish Street. The earliest African American community emerged in the first blocks of these roads as part of an integrated community that included many white residents. This original area of African American settlement would not, however, survive to be a part of the proposed Witherspoon Jackson historic preservation district.[16]

Two events of the 1830s were pivotal in the growth of the African American community in Princeton: a movement towards religious segregation and the development of the Ferguson Tract. As these two threads of Princeton progressed concurrently, they created new avenues for opportunity for African Americans living in the former Princeton Borough and specifically with what would become known as Witherspoon-Jackson.

In the first quarter of the 19th century, religious congregations were somewhat integrated. In his history of race relations in New Jersey prior to the end of the Civil War, James Gigantino stated that the movement for segregated congregations began as a result of the increasing numbers of free blacks.[17] Discrimination against African American congregants of integrated churches increased in the early 19th century, and in 1822 the first specifically black congregation was founded in New Jersey when black Methodists left the integrated congregation in Newark. In Princeton, the early Presbyterian Meeting House on Nassau Street was integrated, although seating was segregated. That building burned in the 1830s, and the congregation contracted with the renowned Philadelphia architect Thomas U. Walter to design the current Greek-Revival style church building for the First Presbyterian Church on Nassau Street. During the construction, white members "encouraged" the African American members to start their own congregation. The white members apparently contributed to the cost of building the Witherspoon Street Presbyterian Church building. The African American congregation was formed in 1837, and the earliest section of the church building was built in 1840.[18]

At the same time that the Presbyterians were segregating their congregation, a similar process was happening among the Methodists. Details about the beginnings of the AME Church in Princeton are slightly inconsistent. The congregation was founded in the 1830s, with some sources giving the year as 1832 and others reporting 1836. In any case, the congregation purchased a parcel of land one block north of the Witherspoon Street Presbyterian Church. Otley and Keily's *Map of Mercer County, New Jersey* (1849) shows the original AME Church meeting in a frame house on the east side of Witherspoon Street. The current church building was built in 1860 on the west side of Witherspoon Street. A small cemetery is located south of the 1860 church building.[19]

[16] Craig, p. 110.
[17] Gigantino, p. 202.
[18] Craig, p. 110; *Black Historic Sites*, p. 35; Gigantino, p. 202.
[19] Craig, p. 110; *Black Historic Sites*, p. 34.

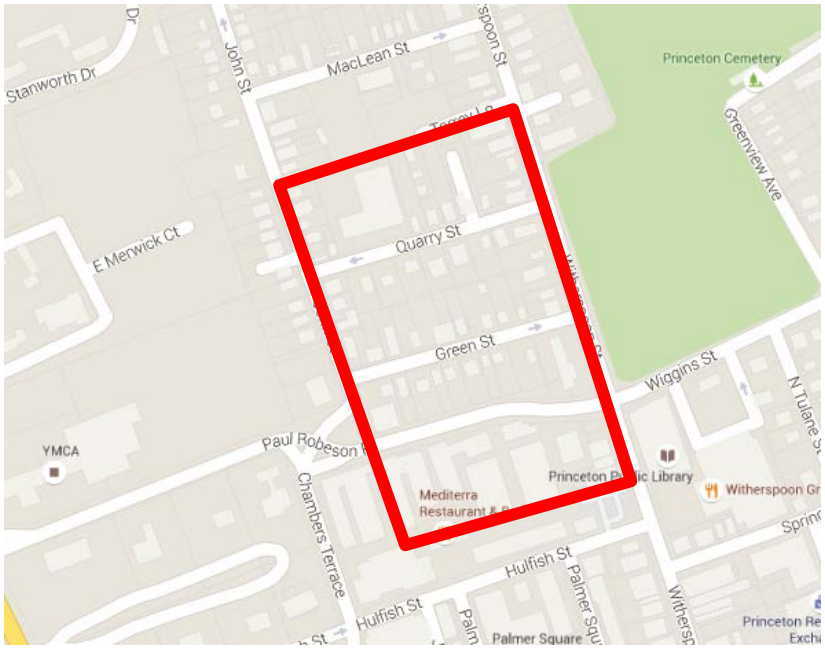

Figure 33. Detail of the Municipality of Princeton, showing the lower portions of the Witherspoon-Jackson neighborhood (adapted from Google Maps). The red outline indicates the approximate boundaries of the Ferguson Tract.

The land where the Presbyterian and AME churches were built was opened for development in the year 1831. This land was the **Ferguson Tract**, which extended from Witherspoon Street to John Street and from a line north of Hulfish Street to a line north of Quarry Street. After the death of James R. Ferguson, his executor John Lowrey discovered that Ferguson owed more money to his creditors than the value of his various properties. He went to the Orphans' Court in October 1831, where he was granted the authority to liquidate the Ferguson estate. In preparation for auctioning the property, Lowrey divided the Ferguson properties into eight tracts of land and held two separate auctions. The first auction was held on December 26, 1831, at which Lowrey auctioned four adjacent tracts located between Witherspoon and John Streets. These four tracts when combined are considered to be the "Ferguson Tract" today as shown on the map above (the second auction on January 6, 1832 sold four parcels along Nassau Street). When Lowrey completed his duties settling the Ferguson estate (1844), he reported that he sold the four tracts of the first auction to John Johns, William Gulick, Robert Bayles, and James S. Green for $1,137.17. Interestingly, when the deed was signed on January 9, 1832, Lowrey conveyed the four properties as a single tract of land to William Cruser, the proprietor of the Nassau Inn, for $1,137.17, even though Cruser had not been identified as purchasing any of the four tracts in Lowrey's report to the Orphans Court.

In 1839, Cruser sold the entire Ferguson tract to James S. Green, a son of Ashbel Green, former President of the College of New Jersey. Green was responsible for the initial development of the Ferguson Tract in the 1840s and 1850s. He laid out three roads that extended from Witherspoon Street to John Street: Jackson Street (named for President Andrew Jackson, who had appointed him U.S. District Attorney for New Jersey); Green Street (which Green named for himself), and Quarry Street (named for a quarry formerly located near its western terminus with John Street). John's Alley was originally a short spur lane leading north from Nassau Street; when Green extended it to the north and renamed it John Street, the roadbed along the Ferguson Tract was shifted slightly to the west, creating a small zigzag that appears on historic maps until the zigzag

disappeared in the early 1960s. Green broke the Ferguson Tract into multiple small parcels that he sold beginning in 1841 and continuing until the Civil War.[20]

The earliest surviving buildings in Princeton's African American community – and those in the proposed historic preservation district – appeared in the former Ferguson Tract in the late 1830s. While documentation of specific buildings is challenging, among the earliest houses surviving today is the house at 7 Green Street, which appears to date to the early development of the Ferguson Tract. Development of the Ferguson Tract took several forms. In some cases, buildings were constructed during Green's ownership; he sold some developed lots to white residents and others to African American residents. In other cases, Green sold vacant parcels of land that were later developed. The expanded community was integrated to some degree, with some white and some African Americans settling on the newly created lots. One of the early property owners in the area was James Rowand, a white jeweler who owned a shop at Baker and Nassau Streets and who moved to a house opposite the Witherspoon Street Presbyterian Church (see Otley and Keily Map of 1849 below).[21]

An early house built on the Ferguson Tract was the house at 110 Witherspoon Street. In 1841, Green sold this property to Spencer Sauck; the deed does not specify if the house was already standing. After Sauck's death in 1844, James Burton purchased the property, but he died soon thereafter (1847). In 1847, Anthony Simmons purchased the property. Simmons, an African American, had opened a catering business on Nassau Street beside the Princeton Bank around 1821. His business was successful, which allowed him to purchase the Witherspoon Street property. During his residence there, he helped found a school for black youth on Quarry Street and was a trustee appointed to hold the deed for a property west of the Witherspoon Street Presbyterian Church where the schoolhouse for Presbyterian black youth was later built. When Simmons died, he left his house (110 Witherspoon Street) to be used as the Manse for the Witherspoon Street Presbyterian Church. One of the ministers who later occupied the house was William D. Robeson, father of Paul Robeson; today the house is known as the Paul Robeson House.[22]

Betsey Stockton (1798-1865) was an African American of local significance who lived in the Witherspoon Jackson community in the 19th century. She had grown up as a slave in the household of Ashbel Green, who served as president of the College of New Jersey. She was a missionary to the Sandwich Islands (later renamed Hawaii) from 1822 until 1825, and she is thought to have been the earliest African American missionary from the United States. Upon her return to Princeton, she began to teach in the school for black children that had been established by Anthony Simmons. She taught school there from 1835 until 1855.[23]

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[20]James R. Ferguson Estate Records (File 3866, Proceeding 3-100-3), Mercer County records; Mercer County Deed P-208 (1832); Hageman, pp. 15, 274.
[21] Craig, p. 110; Hageman, p. 42.
[22] Anna Bustill Smith, *Reminiscences of Colored People of Princeton, N.J.* (Philadelphia: By the author, 1913), p. 3; *Black Historic Sites*, p. 35; deed research.
[23]*Black Historic Sites*, p. 36.

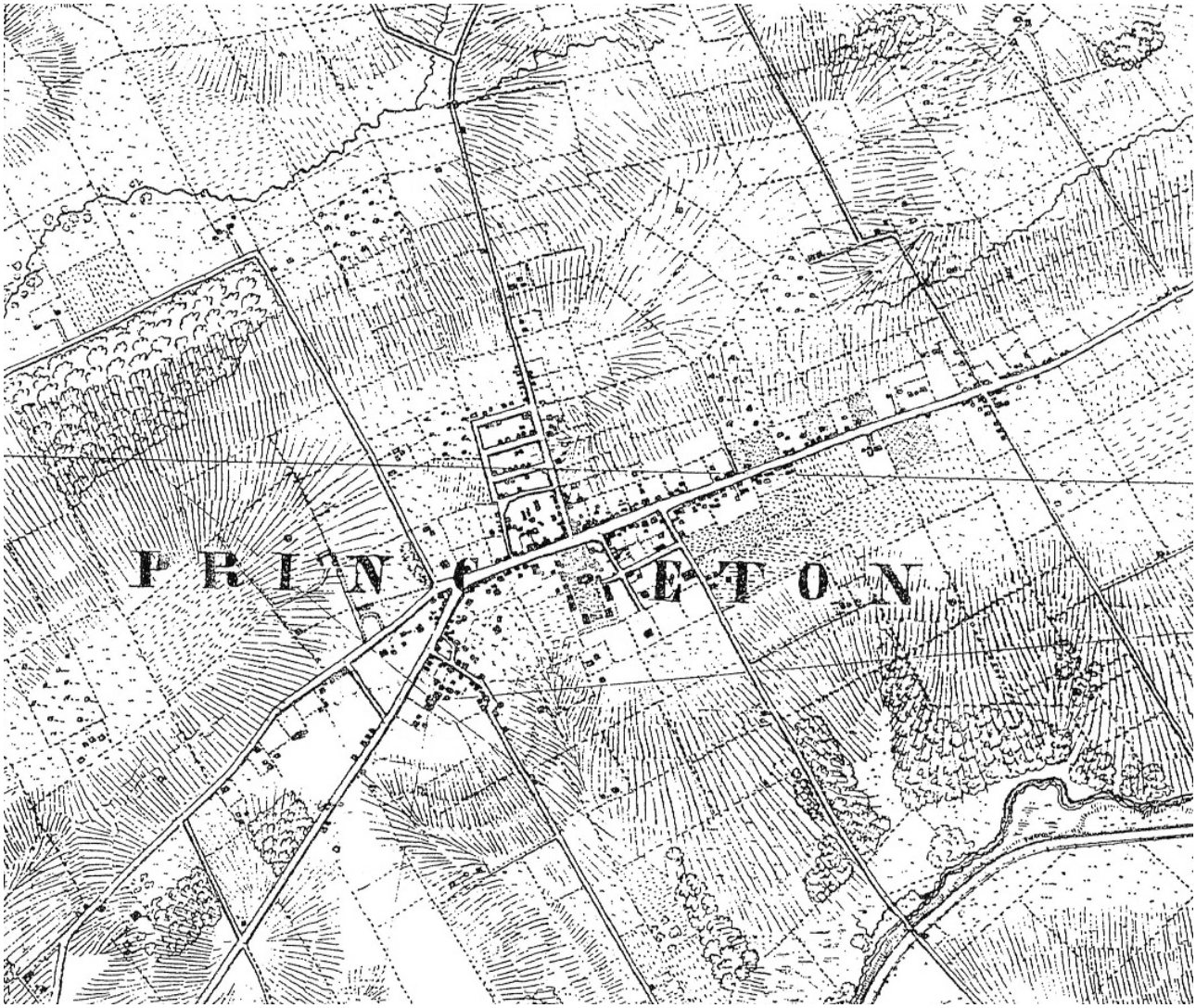

Figure 34. T.R. Hassler, "U.S. Coast Survey, Princeton and Vicinity," manuscript map dated 1840. The three southernmost streets of the Ferguson Tract are shown already in place.

The US Census of 1840 provides statistics for the growth of the African American population of Princeton. At that time, the number of slaves in the borough had fallen to just 12. That number continued to fall as time passed; in 1846, a new Abolition Act was passed in New Jersey that declared that the children of slaves would not be slaves themselves. The number of free blacks in Princeton in the US Census of 1840 was 637; that number fluctuated over the coming decades, with a slight overall downward trend. The Census showed that 92% of African Americans in Princeton were born in New Jersey and that 87% of them lived in their own households (rather than living as servants in white households).[24]

[24] Miller, p. 5-7; US Census of 1840 and 1850.

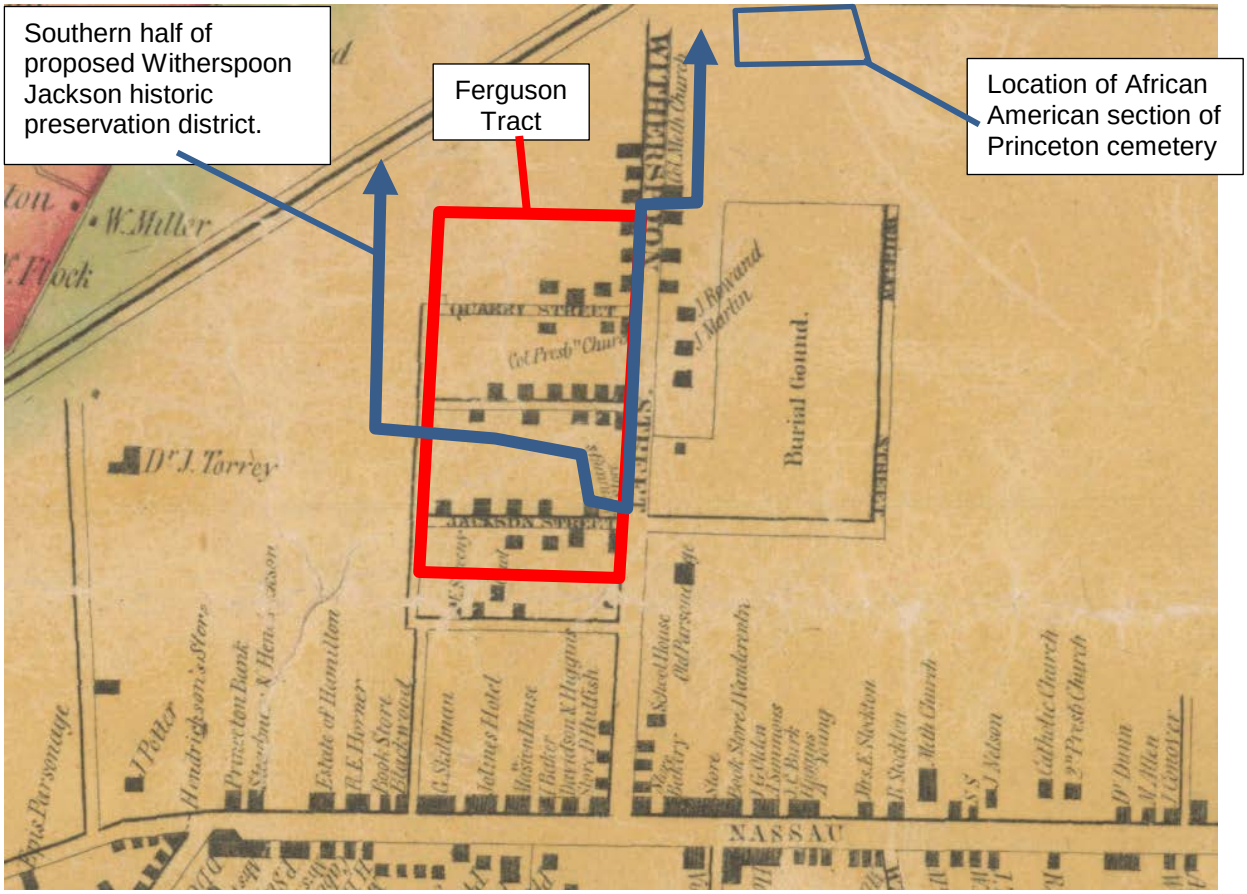

Figure 35. Detail of the "Plan of Princeton," an inset map on J.W. Otley and J. Keily, *Map of Mercer County, New Jersey* (Camden: Lloyd Van Der Veer, 1849). Note that the "Col. Meth. Church" is located on the east side of Witherspoon Street. The three streets from the Ferguson Tract are shown: Jackson, Green, and Quarry.

D. Late 19th Century (1850-1900)

In the latter half of the 19th century, the African American community gradually expanded in the area between John Street and Witherspoon Street. The Bevan's Map of 1852 indicates that about half of the lots in the Ferguson Tract had been developed. More houses had been built along Witherspoon Street than John Street, particularly near its southern terminus on Nassau Street.

In the latter half of the 19th century, African Americans provided several important services in Princeton and central New Jersey. Jack Hollinshead was the head waiter for the College of New Jersey. Anthony Simmons, mentioned earlier, operated a catering business on Nassau Street. Other African Americans in Princeton included J.C. Proctor, a medical doctor; James Titus, who was a messenger for the College; Isaac Stockton, who operated a grocery store at the intersection of Green and Witherspoon Streets; and Gilbert Scudder, a barber for college professors. Arthur Miller listed the following occupations of African Americans in Princeton in the mid-19th century: boot-black, hack-man, and sexton.[25]

[25] *Black Historic Sites*, p. 35; Smith, pp. 3-5, 10, 13.

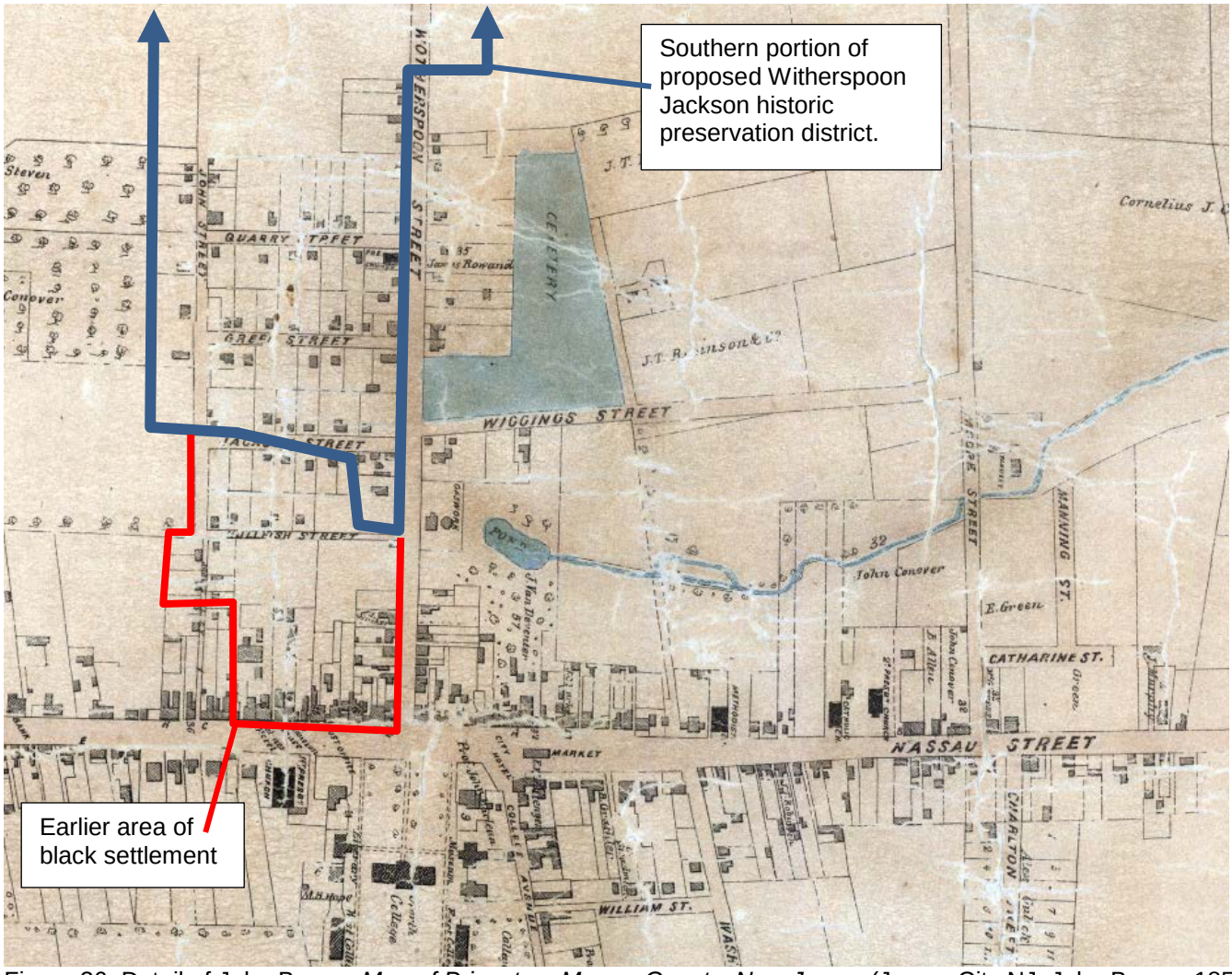

Figure 36. Detail of John Bevan, *Map of Princeton, Mercer County, New Jersey* (Jersey City NJ: John Bevan, 1852). Witherspoon Street is identified as "Wotherspoon Street." Additional houses are indicated in the study area, along Witherspoon and John Streets and the short cross-streets from the Ferguson Tract.

Education was a concern for the African American community. By 1862, a school was in operation behind the newly-constructed AME Church (built 1860) on Maclean Street, which was laid out about the time the new AME Church was built. In 1873, Patrick Killoren sold a vacant parcel of land he owned on the northwest corner of Witherspoon and Maclean Streets to the Board of Education of the Borough of Princeton. The parcel, located immediately north of the Mount Pisgah AME Church, was intended for the construction of a public school for African Americans. The lot at 184 Witherspoon Street is still shown as vacant on C.L. Fulton's *Plan of Princeton*, published in 1875. However, in 1878 a new public schoolhouse serving Princeton's black community was built there; it replaced two earlier African American schools. New Jersey had outlawed segregation in 1882, but elementary schools in Princeton remained segregated until the 1940s (the high school began to accept black students in 1916). The Witherspoon Street Schoolhouse remained in use until 1910 and was called the Witherspoon Street School. When a

new school was constructed on Quarry Street in 1910, classes were moved out the 1878 building, and it was sold. It was later re-named Douglass Hall.[26]

One trend of note in the Witherspoon-Jackson neighborhood in the third quarter of the 19th century was the immigration of Irish to Princeton. Like later immigrants, Irish settlers placed additional residential pressure on Princeton. At the time, remaining vacant parcels of the Ferguson Tract were being developed, and several of these were sold or rented to Irish families. Apparently Princeton's blacks and Irish experienced tension, possibly as a result of their similar economic status. In July 1863, several Irish laborers in Princeton who had been working on a railroad line walked off the job as a protest against the Civil War. Groups of armed Irish men roamed the streets of Princeton, making threats against Republicans and African Americans. The activities of these groups was limited at night during the three-day protest because of heavy rains. On the third day of the Irish protest, a local African American mentioned to some of the Irish that if any black family or house was harmed, local blacks were ready to burn down every Irish house in Princeton. The threat had the desired effect. The local Catholic priest outlined some consequences of continued unrest in the Irish community, and the Irish protesters returned to work the following day.[27] As will be seen later, data from the U.S. Census suggests that the numbers of Irish families living in the Witherspoon-Jackson neighborhood was a substantial minority that gradually declined. In the year 1900, Census records indicate that 13 Irish families lived along John Street with nine other Irish families living in the community. The Census of 1920 shows that the number of Irish families living along John Street had fallen to seven, with 11 in other parts of the community (including two living in new houses along Leigh Avenue). It is possible that Irish families relocated out of the community as their economic status improved, as the Census of 1920 shows no Irish working in professional occupations in the Witherspoon-Jackson community.[28]

U.S. Census of 1900

U.S. Census data was examined for this report as a means of determining where, when, and to what extent African Americans and other races lived in the Witherspoon-Jackson neighborhood. Specifically, this report examined the U.S. Censuses of 1840, 1900, 1920, and 1940. For this report, information on each family in the Witherspoon-Jackson community was recorded, part of which was mapped. The cultural group of each house was mapped on top of the historic map of 1898, which included the street address of each building. In a few cases, the Census used a slightly different address from the map of 1898. One item of note is the rather large number of houses with no information. The increased demand for housing had already started in Princeton, and it appears unlikely that so many houses in the community would be vacant. This suggests that the census takers were not comprehensive in this area and did not record information about families who were not at home at the time of the site visit.

[26] Deeds 93-510; 316-320; C.L. Fulton, *Plan of Princeton* (1875); *Black Historic Sites*, p. 34; Craig, p. 111. The Witherspoon Street School is now Waxwood, a nursing home.
[27] Hageman, 1:300-301.
[28] U.S. Census population schedules, 1900, 1920.

Some general conclusions are readily apparent. African American residents were more prevalent along Witherspoon, Quarry, and Green Streets. The street with the greatest diversity was Maclean, which featured three Irish, three other white, two black, and two houses unreported. As mentioned earlier in this report, half of the Irish in the community lived along John Street (13 families here and nine elsewhere). The non-Irish white population included nine families that had immigrated from various places in Europe, representing one quarter of the non-Irish white population in the community.

The occupations of the residents were recorded and analyzed. This analysis is based on reported occupational categories and has its limitations, but it demonstrates the economic disparity among the three communities:

	Black	Irish	White
Professional	1 *1%*	2 *10%*	6 *23%*
Skilled	24 *32%*	5 *24%*	8 *31%*
Unskilled	40 *53%*	6 *29%*	9 *35%*
Not Stated	11 *14%*	8 *38%*	3 *12%*

Figure 38. Breakdown of occupations of residents of the study area in the US Census of 1900.

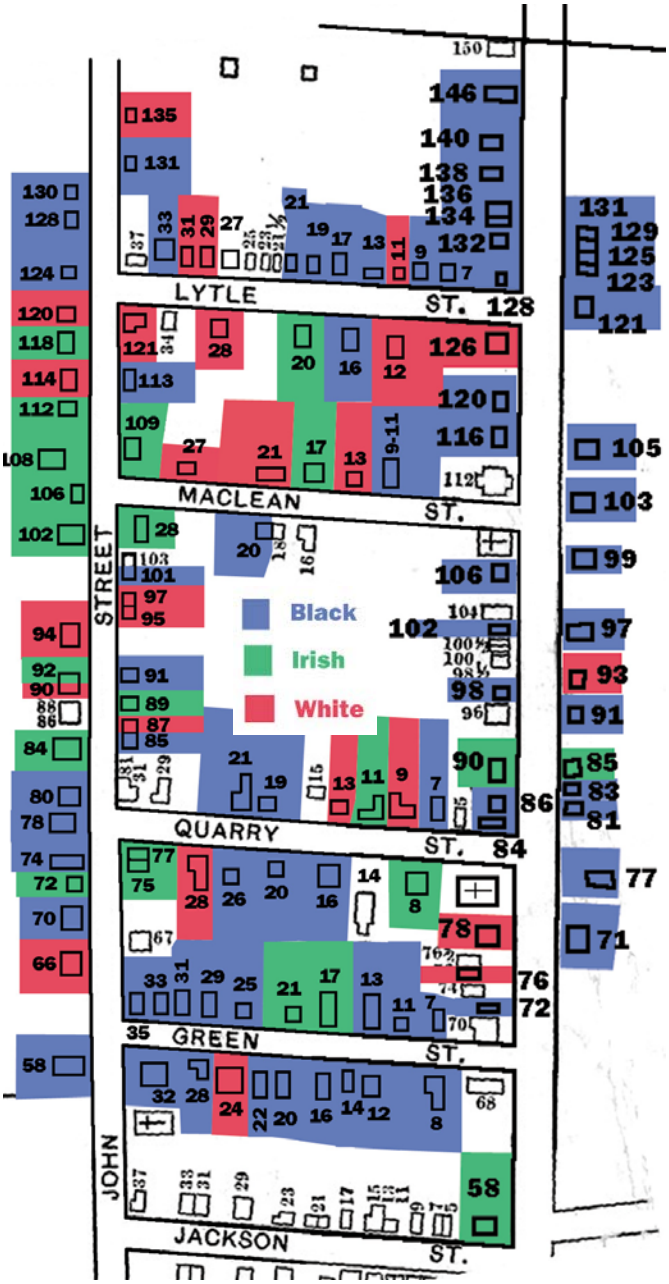

Figure 37. Analysis of the Witherspoon-Jackson community at the time of the U.S. Census of 1900.

E. Early 20th Century (1900-1925)

A major shift in the history of Princeton took place in 1896. In that year, the College of New Jersey celebrated its sesquicentennial. The festivities include a long address about the history of the college that was presented by the chair of Jurisprudence and Political Economy and future US President Woodrow Wilson. In his address, entitled "Princeton in the Nation's Service," Wilson stated that the College of New Jersey was not living up to its potential and pointed out other colleges that excelled in academics and produced a higher quality of scholar and graduates. The College of New Jersey was in the process of renewing its academic programs and was changing its name to Princeton University. The transformation of the campus from college to university had several ramifications for the black and white communities in Princeton, particularly because increased economic opportunities brought about a doubling of the African American population in Princeton in a 20-year window.

A major element in the transformation of the College of New Jersey into Princeton University was the construction of new academic buildings on the campus. The firm Cope and Stewardson, which had played a major role in the new Bryn Mawr College campus and had recently completed buildings for the University of Pennsylvania, was selected to construct new academic buildings for Princeton. Its design for new buildings reflected what is now called the Collegiate Gothic style, which required artisans and skilled craftsmen. The earliest Italians thus moved to Princeton in the late 1890s bringing needed masonry and carpentry skills for the construction of the ornate buildings for the university campus. Finding a place for Italian craftsmen to settle with their families represented an immediate challenge. They began to rent houses mainly around the perimeter of the Witherspoon Jackson community as the most affordable location, which placed additional residential strain on the African American community. The introduction of Italian immigrants into the Witherspoon Jackson community brought a new type of tension, as the Italians not only increased residential demand but were mostly unfamiliar with the English language.[29]

Dorothea's House, located at 120 John Street, is an important piece of the early history of Italian Americans in Princeton. Dorothea Van Dyke was a volunteer social worker who worked with Italian immigrants in the early 1900s. She was a daughter of Henry Van Dyke, a professor of English literature at Princeton who wrote popular novels of the day; he also wrote the hymn "Joyful, Joyful, we adore Thee," sung to the tune of Beethoven's "Ode to Joy." Woodrow Wilson appointed Van Dyke to serve as the US Ambassador to the Netherlands and Luxembourg from 1913-1917. Dorothea married Guy Richard McLane, a New York City stockbroker. She died in childbirth in 1912. Her husband and father established the Dorothea van Dyke McLane Association to continue Dorothea's legacy in Princeton, constructing Dorothea's House in 1913. Dorothea's House, located on John Street at Green Street, is located in the proposed Witherspoon Jackson

Figure 39. Ambassador Henry Van Dyke

[29] Craig, pp. 111-112; US Census.

historic preservation district. It has continued to serve the Italian American community throughout the succeeding century, providing various types of social and educational events and opportunities to the Italian community.[30]

Meanwhile, the construction of the new buildings on campus also created a new demand for labor that African Americans filled. Four major academic or university-related buildings designed by Cope and Stewardson were completed in the latter half of the 1890s: Blair Hall, Buyers Hall, the Ivy Club, and Stafford Little Hall. These buildings needed janitors, cooks, waiters, housekeepers, and maintenance workers. In addition to these academic buildings, new eating clubs were established along Prospect Avenue to serve the increasing number of university students. Of these various new employment opportunities, the eating clubs offered a higher wage but only nine months out of the year.[31]

The demand for labor increased in an unexpected way in the early 20th century. Wealthy men began to retire with their families to Princeton and create their own manors. An early but important example of the trend was Grover Cleveland. At the end of his term as President in 1897, Grover and Frances Cleveland purchased the former house of Robert F. Stockton. The Clevelands and other wealthy whites who relocated to Princeton hired African Americans to serve as cooks, maids, butlers, handymen, and chauffeurs. Like those at the university, these were low-income jobs, which provided income but little means of increasing financial security for Princeton's black population.

Albert S. Leigh was a Princeton banker who provided additional employment opportunities. Leigh, who lived on Nassau Street, owned a large tract of land inside Princeton Township on the north side of Leigh Avenue west of Witherspoon Street; today's Birch Avenue runs through this tract of land. Leigh operated a large agricultural processing operation that included a slaughterhouse and a corn crusher that provided the initial processing of food for the Princeton area. A final new source of employment was the Princeton Hospital, which purchased a farmhouse on Witherspoon Street in 1919, constructed a new hospital building in 1928, and gradually increased the size of its facilities and its staff. The hospital provided employment to many blacks but would not allow Henry Austin, an African American medical doctor living on John Street, to practice there.[32]

Increasing economic opportunity resulted in a doubling of the African American population in Princeton between 1890 and 1910. The US Census of 1890 showed 585 blacks in Princeton Borough (17% of the total population). By 1910, the black population had risen to 1,148 (22% of the total borough population). The increasing residential demand was met in several ways. Some buildings such as the houses at 16-18 and 24-26 Witherspoon Street were jacked up, and a new first floor was constructed below the earlier frame building to create 3-story residences. The most obvious was the construction of new buildings on existing lots. Many lots on the short streets between Witherspoon and John were developed in the very early 19th century, sometimes through subdivision and other times by enlarging an existing house or by constructing a second

[30] Information on Dorothea's House is slightly conflicting in the published sources. The information in this paragraph is based on information from these websites, all accessed on 9/28/2015: dorotheashouse.org/history.html, poemhunter.com/henry-van-dyke/biography, and electionsinfo.net/candidates.php?CandidateID=120288.
[31] King, p. 40-42; Miller, p. 14.
[32] King, p. 40; Miller, p. 15; Rockwood, p. 68; Princeton Sanborn Atlas of 1906; *Princeton Recollector*, January 1976.

house on the same parcel. The block bounded by Maclean, Witherspoon, Lytle, and John Streets demonstrates the increasing number of houses. This block contained 18 buildings at the time of the Sanborn Atlas of 1902. By 1906, one new house had been constructed here, and three houses had been converted into twins. By 1918, six new houses had been constructed on the block and another house had been converted into a twin. Another example is Baker Street, a spur road that led south from Hulfish Street to the rear of buildings on Nassau Street. The Sanborn Atlas of 1885 shows four twin houses facing onto Baker Street. The number of houses increased to five twins and a single house in 1895, and to six twins, a single house, a blacksmith shop, and a billiard house by 1902. The 1906 Sanborn Atlas shows a new rowhouse with five units on the east side of Baker Street plus two single houses and the billiard house. In four years, the number of residential units increased from 13 to 21. Leigh Avenue was laid out in 1903 inside Princeton Township, and by 1918 it was the location of 18 single houses and six twins. New spur roads were laid out inside the existing block pattern, including Clay (originally a spur off John Street that did not connect to Witherspoon Street) and Berrien Court. The final road to be constructed through the Witherspoon Jackson community was Birch Avenue, which was completed in the 1920s.[33]

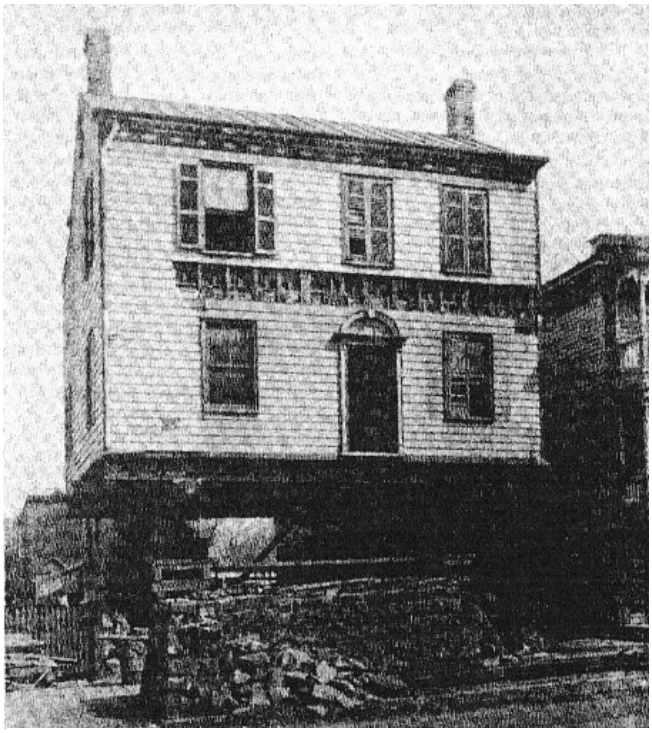

Figure 40. Historic photo of 17 Witherspoon Street, elevated for the construction of a new first floor, c. 1910. *Princeton Recollector*, 7/1975.

One trend that emerged along with the doubling of the African American population in Princeton was the appearance of service clubs/secret societies. Several such organizations already existed in Princeton but excluded African Americans from membership. Perhaps the earliest was the Odd Fellows. The Fidelity Lodge Grand United Order of Odd Fellows in America #966 purchased Douglass Hall (the old Witherspoon School) in 1917. The Lodge had been founded in Princeton in 1909 in Douglass Hall while the building was owned by the Princeton Investment and Improvement Company. The Grand United Order of Odd Fellows had been organized in the 1840s as a network of lodges that allowed African American members. The Lodge sold Douglass Hall in 1965. The Witherspoon Lodge #178 of the Improved Benevolent and Protective Order of the Elks of the World was organized in 1913. It was one of the oldest Elks lodges of its order in New Jersey and was for several decades the largest lodge in the state. The IBPOE of W was founded in 1897 in Cincinnati as an association of lodges that accepted African American members. The Elks originally met in Douglass Hall (then owned by the Odd Fellows). The Elks lodge purchased a parcel on the southeast corner of Maclean and John Streets from Charles S. Robinson in 1920; the earlier house on the property burned in 1924, and that same year a new lodge was constructed that later became the Masonic Temple (30 Maclean Street). The Elks lodge then relocated to a building on Birch Avenue in 1937 before purchasing their current

[33] King, p. 40; Sanborn Atlases, 1885 to 1927; Rockwood, p. 76; Craig, p. 84.

building (124-126 Birch Avenue) in 1948. Also in 1913, the Aaron Lodge of the Free and Accepted Masons were organized in Douglass Hall. The Masons purchased the Elks building at 30 Maclean Street in 1943 and has owned the building since that time.[34]

The flourishing of the African American community in Princeton in the early 20th century is rather remarkable. In 1901, the Trenton-Princeton Traction Company laid trolley lines that entered Princeton from the west, then travelled down Witherspoon Street to the trolley terminus at Spring Street. The trolley that ran on this line was called the "Princeton Fastline Trolley," and it served African Americans and Italians who lived in the distant streets such as Leigh, Clay, and Lytle. W.H. DePaur was an African American who operated a restaurant at 9 Witherspoon Street. DePaur's Restaurant continued the tradition of competing with restaurants along Nassau Street by offering high quality meals at a slightly lower price. DePaur was quite successful with the restaurant, and in 1908 he started a weekly newspaper named *The Citizen* that carried news of the African American community. Sadly, only a single issue of his paper is known to survive. DePaur also was a founding member of the Princeton Investment and Improvement Company, a company founded by African Americans that purchased houses that came up for sale, improved the mechanical systems, and then re-sold the house to other African Americans. The first purchase of the company was the original Witherspoon Street School, which was re-named Douglass Hall at this time. A new public school for black students was constructed at 35 Quarry Street to replace Douglass Hall. Meanwhile Nancy Kate Green founded a Colored YWCA that provided services and meeting space for African Americans in the community; the earlier YWCA did not accept black members. Also, a black saloon named the "Charcoal Inn" opened on John Street around 1910, the first business of its kind in Princeton.[35]

The enhancement of the African American community was not recognized by the white community. William D. Robeson, the minister of the Witherspoon Street Presbyterian Church, was one of a small number of people who maintained ties with the white community. His younger son, the better-known Paul Robeson, wrote later that his father was "a sort of bridge" with the white community in Princeton. During his term as pastor, William Robeson managed to attract investment from the white community to complete some upgrades to the church building. When his older son applied to be a student at Princeton University and was rejected, William Robeson approached various University officials to ask for assistance. He eventually met with the university president, who was future US President Woodrow Wilson, but Wilson refused to overturn the admittance decision. Robeson's activities attempting to increase opportunities for local African Americans began to irritate the white community, and soon Robeson was removed from his post as minister. Robeson, with his wife and infant son Paul, moved out of the Presbyterian Manse (the house that had been donated by Anthony Simmons) and into the house at 13 Green Street. William Robeson found menial work to sustain the family, and after his wife died, Robeson was hired as a minister in an AME Church, and the family moved away from Princeton.[36]

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[34] Craig, "Maclean Street Streetscape Form"; "History of Witherspoon Lodge #178"; history of the Aaron Lodge of the Free and Accepted Masons posted at http://www.aaronlodge.freeservers.com/about.html, accessed on 9/30/2015; information from Wanda S. Gunning.

[35] Gerald Breese etal. *Princeton University – Land 1752-1984* (Princeton University, 1986), p. 169); Kevin Gaines, "Reflections on a Surviving Issue of *The Citizen*," *Princeton History* (No. 14, 1997), pp. 31-36; *Trenton Evening Times,* 6/24/1909; *Princeton Recollector,* March 1983; Craig, pp. 111-112.

[36] Paul Robeson, *Here I Stand* (Boston: Beacon Press, 1958), pp. 11-16; Smith, p. 11.

U.S. Census of 1920

The Census of 1920 shows the community shifting into Princeton Township and then west along Leigh Avenue. Information from the population schedules was noted and mapped on the 1918 Sanborn atlas, using the street numbering system in place at that time. One general note of interest is that the 1920 census includes information on a greater percentage of houses than had been covered in the census of 1900.

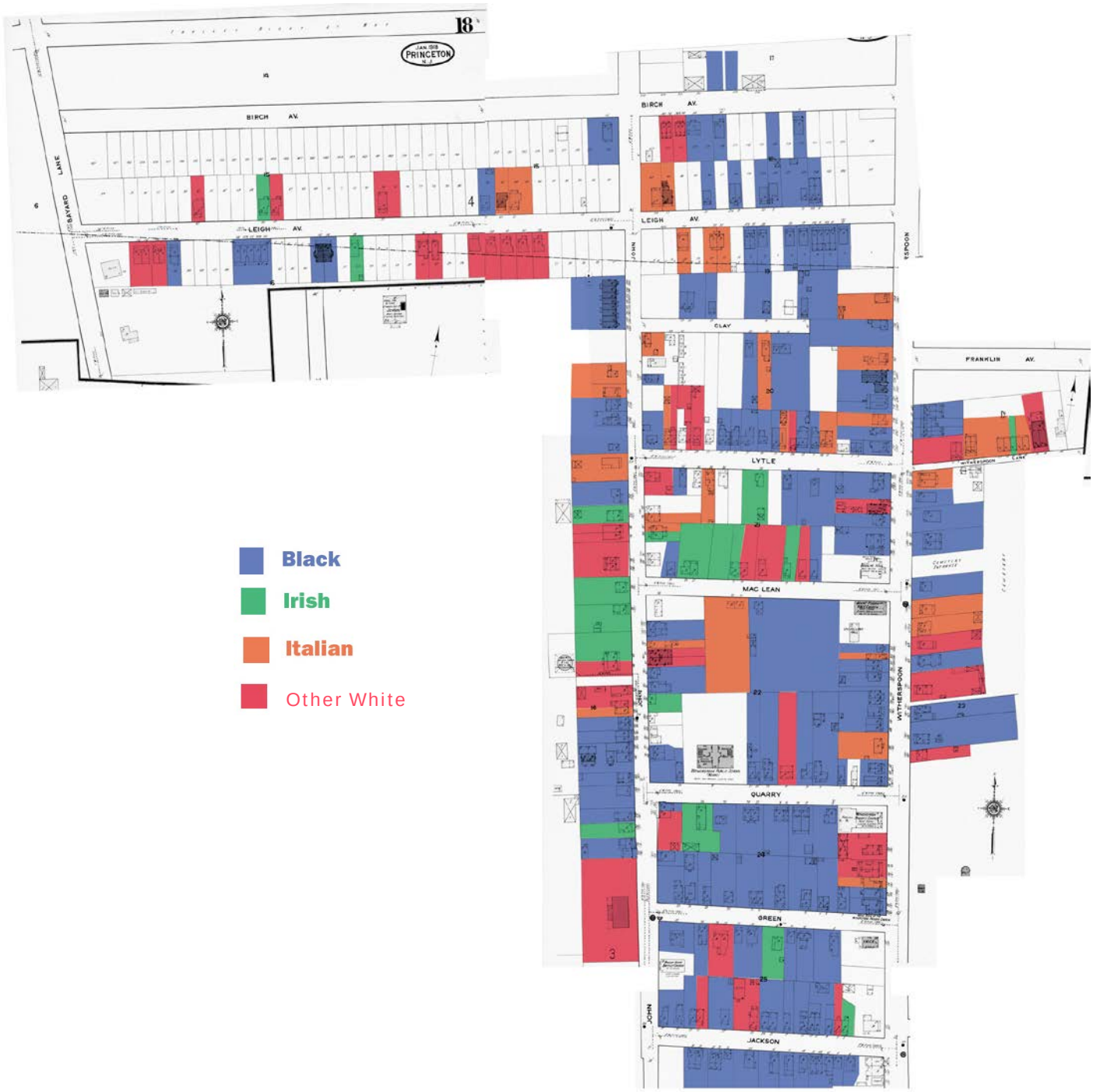

Figure 41. Sanborn atlas of 1918 displaying residency information from the U.S. Census of 1920. The map represents five different plates of the Sanborn atlas that have been pieced together.

The map above demonstrates several changes in settlement patterns in the community. One of the more obvious changes is the arrival of significant numbers of Italian families. The 1900 census only reported one Italian family in the community, but the 1920 census reported 29 Italian families. The census indicates that these households settled primarily around the perimeter of the Witherspoon-Jackson community, with 18 families along Witherspoon and John Streets. Irish families continued to be concentrated along John Street, although by this time a majority of Irish families lived elsewhere in the community. African American families continued to dominate the community, particularly along the three streets originally laid out through the Ferguson Tract (Jackson, Green, and Quarry Streets).

Another change of note is the appearance of houses inside Princeton Township. Township residents were far more likely to own their houses. The differences in ownership are particularly noticeable among the Irish, with 43% ownership in the Borough but 100% in the Township. The difference among Italian families was also noticeable: 46% in the Borough and 75% in the Township. The rate of ownership among African American residents was remarkably low in both municipalities: 21% in the Borough and 28% in the Township.

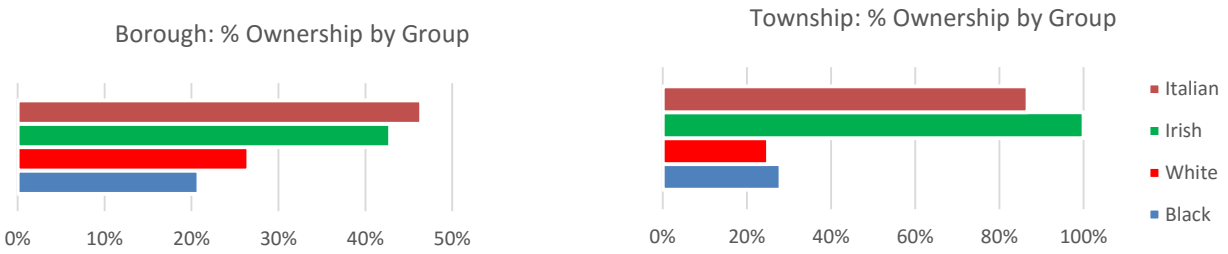

Figure 42. Ownership of properties by residents in Princeton Borough and Township in the US Census of 1920.

An analysis of occupations of the residents demonstrates continuing economic struggling in the African American community. With the exception of “white” families (excluding Irish and Italian), the dominant occupational type was unskilled. Among blacks, three jobs dominated the unskilled category: laborers (52), servants (19), and launderers (12). Among Italians, Irish, and other whites, the key job type in the unskilled category was that of laborer, which includes 33 of the 61 families; 22 of these 33 were Italian. These numbers indicate that residents in the Witherspoon-Jackson community in 1920 were generally in similar socioeconomic categories.

	Black	Irish	Italian	White
Professional	10 *5%*	0	4 *11%*	8 *14%*
Skilled	74 *38%*	4 *22%*	7 *19%*	25 *43%*
Unskilled	105 *53%*	9 *50%*	24 *65%*	18 *31%*
Unstated	8 *4%*	5 *28%*	2 *5%*	7 *12%*

Figure 43. Analysis of occupations of W-J residents in the U.S. Census of 1920.

F. Palmer Square (1925-1950)

The major story in the Witherspoon Jackson community during the second quarter of the twentieth century was the creation of Palmer Square. This was the first large planning initiative in Princeton. While its stated purpose was to improve the commercial properties along Nassau Street, an ancillary result was the demolition of dozens of residences of African Americans south of Jackson Street and the relocation of these families further north in the community. The northern boundary of the Witherspoon Jackson community was established at this time, as Birch Avenue in Princeton Township was laid out and developed.

Figure 44. Edgar Palmer

In 1923, a Princeton University alumnus named Edgar Palmer moved to a house at the intersection of Bayard Lane and Stockton Street. He eventually played a major role changing the appearance of Nassau Street. Edgar Palmer (1880-1943) graduated from Princeton in 1903. He then went on to serve as an electrical engineer at the Empire Zinc Company in Canyon City, Colorado, before returning to New Jersey in 1909, where he rose to the position of president of New Jersey Zinc Company. In 1914, Palmer provided $300,000 that was used to build the Palmer Memorial Stadium at Princeton University, named in honor of his father Stephen S. Palmer. Through the 1920s, Palmer was involved in various efforts to enhance the status of Princeton University and the experience of Princeton students. He started a company named Princeton Municipal Improvement, Inc. in 1925 "for the purpose of creating an attractive business area in the center of Princeton." Through this company Palmer developed a dream to completely rebuild the north side of Nassau Street.[37]

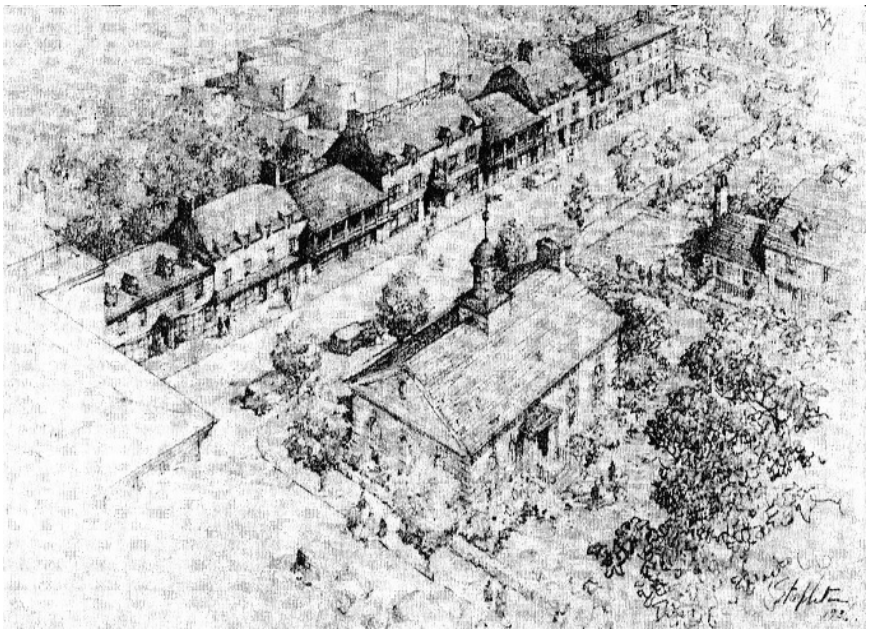

Figure 45. Thomas Stapleton sketch (1936) showing the proposed buildings along Nassau Street. *Princeton Recollector*, Autumn 1978.

Palmer's plan to re-create Nassau Street was part of an effort to enhance the student experience. Palmer did not favor the type of medieval architecture that was stylish at the time (Collegiate Gothic), preferring instead the Colonial Revival style and its associated genres such as the Georgian Revival. Palmer and his architect, Thomas Stapleton, completed plans to rebuild 12 blocks of the north side of Nassau Street with a mixture of buildings with 18th century design elements. Palmer insisted on including a new post office in the design as a way of retaining

[37]*New York Times*, 1/9/1943; Rockwood, pp. 57-58; *Princeton Recollector*, Autumn 1978, passim; Burnett Griggs, et als., Plaintiffs-Appellants, v. The Borough of Princeton, et als., Defendants-Respondents, Supreme Court of New Jersey, decided 6/28/1960.

automotive traffic along Nassau Street. His plan called for the re-development of the lots along Nassau Street and then sale of the rear of the lots for projects by later developers.[38]

One element of the overall plan for Palmer Square was the demolition of existing buildings to create open lots for the construction of new and larger buildings. The existing buildings on the north side of Nassau Street were a mixture of styles and materials, with some 18th century buildings interspersed among later construction. The overall plan called for retaining only a handful of buildings along Nassau Street, although in the end fewer buildings were demolished than planned. Palmer approached property owners and purchased multiple lots along Nassau Street. He also purchased lots in other areas; he purchased the houses on Baker Street and also several lots on Birch Avenue. After he purchased each property, his development inspected existing buildings and determine if the buildings would be retained, moved, or demolished. They moved many frame houses into Princeton Township, including several houses on Baker Street that were parked on vacant lots on Birch Avenue (within Witherspoon-Jackson). Contractors moved the houses on logs pulled by horses, or used the trolley tracks to move the houses up Witherspoon Street.[39]

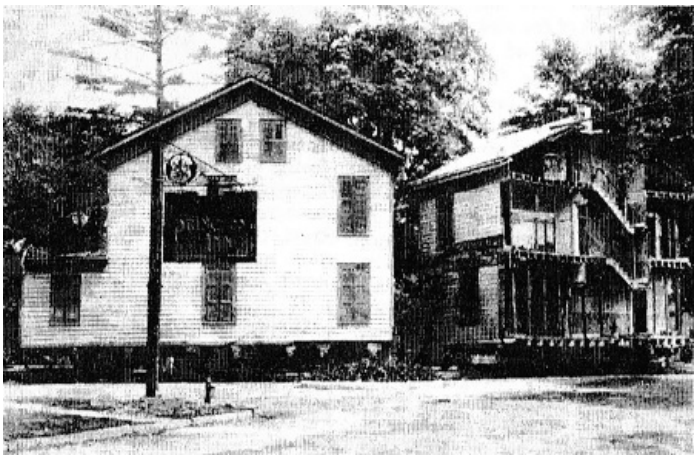

Figure 46. Historic photo of houses being moved along Bayard Lane. *Princeton Recollector*, 7/1975.

Figure 47. Historic photo of the north end of Baker Street, facing south. All houses in this image were either moved or demolished. *Princeton Recollector*, Autumn 1978.

The process of moving the better-built houses and demolishing the others had several ramifications. First, it was a component in Palmer's plan to create a blank canvas where he could re-create Nassau Street. Second, the process had the effect of shifting dozens of African American families away from Nassau Street, making them more "invisible" in the general Princeton community. Third, re-settling African Americans from the Borough to the Township diluted their ability to influence elections to demonstrate their dissatisfaction with what was happening to them. Although the original idea was that the newly relocated African Americans could ride the trolley down Witherspoon Street to work, the trolley in fact ended operations in 1931.[40]

[38] A perspective of an early architect's rendering is shown in the *Recollector*, Autumn 1978.
[39] *Princeton Recellector,* July 1975, p. 11.
[40] *Princeton Recollector*, July 1975, p. 11 and Autumn 1978, p. 14; Rockwood, p. 76; Breese, p. 169.

Princeton Municipal Improvement Inc. (PMI) became a major landlord in the Witherspoon Jackson community for decades. It constructed several twin houses on the south side of Birch Avenue that were mostly identical but originally identifiable by their paint color and thus named the "Rainbow Houses." These and all houses were located on large lots (clearly different from the now-obliterated Baker Street). New construction could take advantage of innovations such as indoor plumbing and modern mechanical systems that did not exist when the houses were constructed on Baker Street. This resulted in an improved living situation for the residents – accompanied, to be sure, by increased rents. PMI continued to own the houses on Birch Avenue into the 1950s; for example, the house at 165 Birch Avenue (where a Baker Street House was relocated) was owned by PMI until 1954.[41]

The upheaval caused by the demolitions associated with the Palmer Square development were a major part of the experience of African Americans in Princeton in the second quarter of the century. US Census records indicate that in 1930, at the beginning of the upheaval, Princeton Borough had 1,053 black residents while the Township had 590 blacks. By 1940, these numbers had risen in both municipalities to 1,198 in the Borough and 664 in the Township. African American stores and businesses continued to serve the community. In 1929, during all the upheaval, the Princeton Nursery School opened at 78 Leigh Avenue. It provided day care services for African American families in which mothers had to work to meet family expenses. With the end of Prohibition, an African American liquor store opened on Lytle Street in 1933. Another store of note was the clothing and furniture store owned by Sport Moore. He purchased goods from university students that could be repaired if necessary and resold. Several students reported they sold suits and other items of clothing to him to cover their expenses of taking the train into New York City for weekend trips they did not report to their parents.[42]

Meanwhile, Princeton took two steps towards ending aspects of segregation after World War II. The first step was taken by John W. Kauffman, who integrated the Princeton Hospital (located on the east side of Witherspoon Street) around 1946. Soon thereafter, the legislature of New Jersey made a second attempt to integrate schools statewide. Although segregated schools had been banned in 1882, some local schools either did not follow the legislation or found ways to draw school districts to continue segregated schooling. Princeton Borough was one municipality that had not fully followed the state guidance. Black students had been allowed to attend the integrated high school for three decades, but the elementary schools remained segregated. In 1948, the school board settled on an innovative means of integrating the schools that came to be called the "Princeton Plan." The idea of community schools was disregarded. In its place, specific schools were assigned certain grade levels. The Princeton Plan became a model that was picked up by other schools throughout the nation when faced with similar integration requirements after the Brown vs. Board of Education decision in 1954.[43]

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[41] Deed research.
[42] Miller, p. 19; *Princeton Recollector*, October 1976 and March 1983; Craig, Lytle Street streetscape form.
[43] Harvey Rothberg, *The First Seventy-Five Years: A History of Princeton Hospital* (Princeton: Medical Center at Princeton Foundation, 1995), p. 51. The Princeton Plan has been discussed in several articles. A 1999 documentary entitled "The Princeton Plan 50 Years Later" provides an overview of its implementation with recollections by participants.

U.S. Census of 1940

The final U.S. Census examined for this project was 1940. Regrettably, the census takers omitted the west end of the community, which precludes a social analysis of the people living in the Rainbow Houses and people living in the houses moved from Baker Street. Shifting demographics are readily apparent. The lower portion of the community was becoming almost solidly African American for the first time. The eastern parts of Leigh and Birch were also very heavily African American. Italians are scattered throughout the community, as are all other white families.

Figure 48. Map of residents of the Witherspoon-Jackson community, based on information from the U.S. Census of 1940.

Figure 49. U.S. Census data on property ownership (1940), plotted on the current tax parcel map.

Information collected during the 1940 census included the ownership of properties. At this time, 33% of the households living in the district owned their houses. The breakdown by social group shows some stark differences:

	Black	Italian	Other White
Own	66 (27%)	29 (69%)	11 (31%)
Rent	177	13	25

Figure 50. Property ownership, U.S. Census of 1940.

Figure 51. U.S. Census data (1940) documenting where the residents lived in the year 1935.

The census takers in 1940 asked the residents where they had lived five years earlier (1935). Reviewing this information had the potential of showing how transient the population was during the second half of the Great Depression. Given the population expansion in the Witherspoon-Jackson community during the preceding five decades, it was surprising to discover that only seven families moved into the community in the late 1930s.

G. Third Quarter of 20th century (1950-1975)

Before discussing events in the Witherspoon-Jackson area in the post-War years and third quarter of the twentieth century, some reflections derived from a tour and interview with long-time resident and local historian Shirley Satterfield will give a sense of what life was like during these years.

Mrs. Satterfield grew up in Witherspoon-Jackson and today lives on Quarry Street. As an African American, she experienced first-hand the Jim Crow policies that were alive and well in Princeton during her formative years. But, as she explained it, as a black youth she didn't think about it, and her parents didn't talk about it. She went to the movie theater, sitting where she and her friends "always sat" not realizing that they weren't welcomed to sit anywhere else. When her mother took her to get her hair done at Christine Moore Howell's Salon, Mrs. Howell fixed her hair in a back room lest her white customers complain about sharing the main salon with blacks. They went to the "Black Y" at Green and Witherspoon Streets, because in her early years the regular YMCA did not allow African Americans. When her schools were integrated, she felt the new white teachers did not take her for a serious student based on her former all-black education; she believes her best education was at the Witherspoon Elementary School, which was a segregated, all-black school with black teachers. (Ms. Satterfield would go on to become a school guidance counselor.) African Americans remained in the neighborhood because they were told by real estate agents that "Blacks didn't belong in other places," while telling others not to live there. Meanwhile, they may have had few choices anyway, as most – but not all – blacks in the neighborhood were relegated to menial jobs. Many spent a life "working on the avenue" as waiters, waitresses, and doormen at Princeton University eating clubs. So the neighborhood became very self-sufficient. Its churches provided spiritual guidance while its fraternal organizations provided entertainment and brotherhood. These too were based on color (but not necessarily based on exclusion).

Eventually, in the post-World War II years while Ms. Satterfield was quite young, things slowly began to change for African Americans. Public awareness and action brought about legislation at the federal level that would set the stage for ending Jim Crow in Princeton. Symbolically, Princeton University fully opened its doors to people of color. Today the past, in some respects continues in Witherspoon-Jackson, as its reasonably priced buildings and location continue to make it affordable to new immigrants, following the lead of African Americans, Irish and Italians who came to Princeton to start a new life. Since the 1980s it has also become a much sought after community for many people in Princeton from elsewhere – of all colors – who have made it their home…and start a new life in Princeton. What is amazing is that it wasn't 200 or even 100 years ago that Jim Crow was so alive and well in Princeton, it was in Shirley Satterfield's time. Ms. Satterfield graduated from Princeton High School in 1958.

In the third quarter of the 20th century, Princeton's second urban planning initiative was carried out. Property values were rising throughout the Borough. Lower middle income white families, particularly Italian-Americans, sought to purchase property in Princeton. In several instances, new developments catered specifically to white families. The Clover Lane development was one of the immediate post-World War II housing developments. Deeds for the individual properties included a deed restriction that stated "… no part of the premises shall ever be used, occupied by or leased to any person not a member of the Caucasian race, domestic servants excepted." In 1954,

some residents successfully challenged this deed restriction.[44] The Clover Lane case substantiates the corporate memory that African Americans in Princeton were legally excluded from living in some parts of Princeton.

Black Businesses

Princeton students remained aware of African American businesses that catered to their needs. An article in *The Nassau Sovereign* in 1950 extolled the virtues of black businesses. In general, the same quality of goods could be purchased at black businesses on Witherspoon Street at a much lower cost than the other shops along Nassau Street. Businesses specifically mentioned were the Witherspoon Art & Book Shop, the Furniture Exchange, and Danny's Shoe Shine Parlor. Grigg's Restaurant was also singled out because it was open for longer hours than the university dining rooms. Night owl students could go to Grigg's for a meal as late as one a.m. The restaurant closed around 1:15 and re-opened with a different shift at 6 a.m., which was earlier than the university dining rooms.[45]

An important project that foreshadowed additional action was the Clay Street housing project. In 1953, the earlier Clay Street was removed along with several houses that faced onto it. A new, curvilinear, Clay Street was laid out, and public housing named the Hageman Homes was constructed on both sides of the new street.[46] In contrast to the mainly single family homes that constitute the remainder of the Witherspoon-Jackson area, the Hageman Homes introduced garden style apartments into the neighborhood.

Soon after the Clay Street project was completed, the Borough of Princeton began another urban planning initiative. In 1955, the Princeton Housing Authority hired consultants to identify potential redevelopment areas. Their report, completed in 1957, recommended the redevelopment of a large section of the Borough in a multi-phase project that would eventually encompass the properties north of Hulfish Street from Witherspoon to John Streets and north to the borough line. The report was used as part of the application for a federal grant to finance the development. A public meeting was held on December 8, 1958 to discuss the proposal, but the meeting's notification did not meet federal requirements. Many residents of the Witherspoon-Jackson community (black and white) attended the meeting and disputed the conclusion that the properties within the first phase of the proposed project (the properties between Green and Hulfish Streets) were "blighted." The consultant reported that phase one included one church (Baptist), one social building (YMCA), five commercial buildings, and 31 houses. One house dated to the late 19th century, and the remainder from 1900 until 1910. Of all these buildings, the consultant estimated that only two were "in good condition"; four were vacant at that time. One recommendation of the report was that a new angled street be laid out that would ameliorate traffic in the Borough by connecting Hodge Road with Wiggins Street. The Borough Council voted on December 11, 1958 to declare the consultant's study area to be "blighted" in spite of local

[44] Miller, pp. 18-20; Anders v. Greenlands Corp., lawsuit decided on June 25, 1954.
[45] "Witherspoon Street," *The Nassau Sovereign* (1/1950), pp. 8-9, 23. Local historian Wanda S. Gunning reports that several of these businesses along Witherspoon Street had white owners and were located in the southernmost block of Witherspoon Street.
[46] The earlier Clay Street is visible on the historic aerial of 1947, but the new Clay Street appears on the historic aerial of 1953. Historicaerials.com.

opposition. In his address at the beginning of 1959, Mayor Raymond Male called for the Borough to move forward on the project.[47]

Burnett Griggs, who owned land in the proposed phase one, sued the Borough of Princeton. During the course of the case, it was determined that two councilmen were also university employees and should have recused themselves from the vote because their employer owned 79% of Princeton Municipal Improvement, Inc. (PMI), Palmer's old firm that owned multiple properties proposed for renewal. PMI had purchased many properties during the Depression at low prices and looked for a major windfall by selling these properties at the market rates of the late 1950s. As a result of these conflicts of interest and other facts, the judges determined the council's determination to be invalid.[48] Ongoing community opposition to the urban renewal project ultimately caused only a portion of phase one to be completed, but with a major impact on the Witherspoon-Jackson community. The historic aerial of 1963 shows Jackson Street still in place, but within two years, it was removed along with the historic houses on either side. A new road named Avalon Place was constructed to connect Hodge Road with Wiggins Street. The effect of the project was to shift the African American community further north (and out of view from Nassau Street). The south side of Avalon Place was intended for commercial development, but in fact it remained mostly vacant for 40 years.[49]

Princeton University integrates

Meanwhile, the approach of Princeton University to the residents of the Witherspoon Jackson community began to change in the mid-1960s. Occasional African American students had been admitted in the 1940s, but the freshmen class of 1962 with six students was the first with more than two. When a large number of these students ended up dropping out before the end of the year, the university administration decided to hire Carl Fields, an African American, to work with black students to help them have a better Princeton experience. Fields believed that making connections with the African American community in Princeton would help black students. In 1966 and 1967, Fields met with 150 local African American residents in the successful inauguration of a Family Sponsor Program. The family sponsors some of whom lived in Witherspoon-Jackson would keep in touch with black students, act as a surrogate family, and attend university events to support them. Fields helped the increasing number of black students to survive their formative weeks as students and worked to help them retain their black identity on campus. These efforts by Fields helped to bring the university and community together and remove the sense on campus of a "faceless" African American community.[50] As such, it could be argued that while Witherspoon-Jackson may not have sent many students to Princeton University (Dr. Robert Rivers was an exception at the time), its residents did help others through a very difficult but rewarding time in the educational history of Princeton University.

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[47] Griggsv.Princeton; Robert D. Rivers, "An Examination of Commercial Development and Community Needs in Princeton, New Jersey," a Princeton University Thesis dated 1986, pp. 11-14. Note: an examination of the Sanborn Atlas of 1890 shows most of the historic houses already constructed along Jackson Street, although the consultant of the 1950s indicated these houses were built between 1900 and 1910.

[48] Griggs v. Princeton.

[49] Rivers, pp. 11-14; Griggs v. Princeton.

[50] Carl A. Fields, "One University's Response to Today's Negro Student," *University: A Princeton Quarterly* Spring 1968, No. 36, pp. 16-19.

Demographics
The demographics of the Witherspoon Jackson community began to change in the 1960s. In 1960, the median income of African Americans in Princeton was $3,743 (or 34% of the median income of white residents). During the course of the 1960s, an African American professional class began to emerge in Princeton. Furthermore, the black population became more stable, which lessened the need for low income housing. The US Census of 1970 showed that the median income of black families in Princeton had risen to $8,000; that amount was still 57% of the median income of white families but a major improvement of just ten years earlier. African Americans in Princeton Township had a median income of $9,100, or slightly more than that earned by blacks in the Borough.[51]

H. Recent Trends in the District (1975-2015)

During the past 40 years, the Witherspoon Jackson community continued to experience residential pressure. Middle class whites began to purchase properties, tear down the houses, and rebuild. The community also became the home of the increasingly numerous Latin American community.

In 1975, the Witherspoon-Jackson Development Corporation was organized to help native black Princetonians purchase homes in the community. Four banks agreed to sponsor mortgages and down payment loans to local blacks who met their individual criteria. The corporation purchased homes from blacks who wanted to sell and made them available to blacks. Throughout its existence, the corporation was challenged to convince local blacks to accept slightly lower amounts than whites were offering them. The activity of the corporation played a major role in preserving the black community under the increasing residential pressure.[52]

In 1976, Avalon Place was renamed Paul Robeson Place. Although Robeson lived elsewhere during his career, he returned to Princeton on several occasions and was well-known locally. After his death in early 1976, the Princeton Borough Council voted to rename Avalon Place after one of the Borough's most prominent African Americans.[53]

An ongoing presence in the Witherspoon Jackson community throughout recent decades has been the Princeton University Community House. Seven undergraduate students started the Community House in a store building at 164 Witherspoon Street around 1970. The specific students have changed over the years as students passed through the university, but the Community House has remained strong. The Community House moved to 102 Witherspoon Street in 1973. It offered various services to the African American community and sponsored events to recognize African Americans in the community.[54]

By the end of the 20th century, the Princeton University Community House began to offer services to the growing Latin American community. Documented and undocumented immigrants began to settle in Princeton in the late 1990s, and the Community House began to offer English as a

[51] Miller, pp. 22-23.
[52] *New York Times,* 7/16/1981.
[53] King, p. 53.
[54] The records of the Community House are stored in the university archives in the Mudd Manuscript Library.

Second Language (ESL) classes in 1997. Latin American immigrants followed the same pattern that Italian immigrants had followed a century earlier – they settled in areas with the lowest housing costs over the last few decades. The Community Center moved to the third floor of the Pace Center for Civic Engagement on Prospect Avenue in 2007.[55]

Meanwhile, demographics shifted in Princeton, as well as in Witherspoon-Jackson. U.S. Census statistics illustrate the shifting demographics:[56]

Year	Black	White	Hispanic
1990	1,022	9,915	616
2000	908	11,399	1,060
2010	793	12,307	1,268

Figure 52. Racial breakdown in Princeton Borough, US Census, 1990 to 2010.

Clearly, the African-American population is shrinking. As to why the numbers of African Americans are leaving Princeton and presumably Witherspoon-Jackson, is not fully known. In a continuation of economic disparity, some blacks may have been forced out of the community with rising taxes as Princeton's property values have skyrocketed in recent years. There is also a trend for smaller households. Rising rents may also be a factor. On the other hand, with the changes brought about in the 1960s (the period of significance for Witherspoon-Jackson ends in 1969 at the conclusion of passing of various equal rights laws and a general acceptance of the black community into educational and vocational areas), blacks in Princeton took advantage of these new opportunities, became educated, and took jobs in other locations in other parts of Princeton or throughout the country. Meanwhile, the Witherspoon-Jackson community itself, which had never become stigmatized as a "slum" or "ghetto" as so often happened in major cities, has never fallen into architectural disrepair. Perhaps it was pride in the community, the ability to maintain relatively simple housing, or the continued economic climb presented to the community through jobs – though usually menial – from the ever-growing Princeton University. Or, it may also have been something as simple as aluminum siding, vinyl siding, and replacement windows. The vast majority of the residences in the district are clad in such material, which, given the wide availability beginning in the 1950s, may have in fact saved the majority of houses in the district by reducing their maintenance costs. Though clad as such, they create a streetscape that represents a development pattern different from most anywhere else in Princeton, thus acting as tangible evidence to the very different life presented to its residents.

[55] Records of the Community House.
[56] U.S. Census, 1990-2010.

VI. DETERMINATION OF SIGNIFICANCE

A. Statement of Significance

The proposed Witherspoon-Jackson Historic Preservation District encompasses an early African American neighborhood that is significant as the tangible evidence of a long-term practice of racial discrimination against the mainly black residents who resided there. Augmenting this significance is the fact that Princeton's black community was one of earliest in New Jersey and the largest for a time in proportion to the number of white residents in the borough. The proposed district's period of significance begins c.1830 with the break-up of the Ferguson tract and the subsequent development of Jackson, Green and Quarry Streets between Witherspoon and John Streets. The settlement of African Americans here expanded the black community already established south on Nassau Street. For most African Americans in Princeton, Witherspoon-Jackson was one of the very few places they could purchase a house and/or afford to live, reflecting both discrimination and economic disparity by the surrounding white community. As a result, and in contrast to many other parts of Princeton, the majority of Witherspoon-Jackson's residences are simple, vernacular houses with little architectural ornamentation and often in close proximity. The neighborhood contains a significant number of houses of worship, social organizations and service clubs. These entities were established and/or built throughout the community to serve the needs of its residents, needs that were often not addressed outside the community. Black-owned businesses were also established here. The district's buildings and dense setting create a distinct streetscape from the rest of Princeton. After years of facing adversity from the discriminatory practices directed against them, attitudes began to change in the 1940s and 50s; by the 1960s laws changed as well, finally ending *legally practiced* discrimination. Opportunities have continually opened from the 1960s onward, enabling Princeton's African Americans to earn more, have more choices, and move out of the neighborhood. As such, the proposed district's period of significance encompasses the entire decade of the 1960s, ending in 1969.

Princeton's history of discrimination is manifested in the Witherspoon-Jackson neighborhood and the lives of the people living there. This is particularly true for those who were impacted by these practices leading up to the 1960s. Protecting Witherspoon-Jackson's historic resources which create its unique setting within Princeton preserves those tangible places where the personal story of discrimination occurred and can be told. Preserved, these buildings will outlast the people who can still recall this time such that their story will never be forgotten. Fortunately Witherspoon-Jackson's historic setting is highly intact; this integrity and the individual buildings that make up this intact setting makes protecting it that much more important. Princeton's historic protection ordinance provides the municipality and specifically Witherspoon-Jackson's citizens with a proven method of doing just that. As such we believe Witherspoon-Jackson is significant and worthy of preservation and resource protection. Findings and recommendations follow regarding the implementation of Princeton's land use ordinance in Witherspoon-Jackson. The HPC should carefully consider creating a Witherspoon-Jackson Local Historic District per these recommendations.

B. Criteria for Designation

The following addresses Princeton's historic resource protection zoning provisions, and specifically the requirements necessary for the municipality to consider designating an area as a Historic Preservation District. Overall, Witherspoon-Jackson appears to meet three of the four criteria (§10B-392a – Princeton Land Use Ordinance) necessary for consideration; meeting one of the four criteria is required. This ordinance language is consistent with the provisions presented in the RFP under the Statement of Significance (RFP section 3.g) and Procedures for Historic District Designation Recommendation Criteria (RFP section 7).

Princeton Land Use Ordinance Sections 10B-27.5 and 10B-392 (Procedures for Recommending Designation of a Historic Site, Structure, or Feature, Historic Preservation District, or Historic Preservation Buffer District) set forth requirements for recommending an area to be considered for a historic preservation district. The following lists those requirements, followed by the consultant's response. The requirements set forth by the ordinance is similar to criteria used by the New Jersey Historic Preservation Office (NJHPO) and the National Park Service (NPS) to determine the eligibility for a resource being considered for nomination of or listing on the National Register of Historic Places (NRHP).[57] The consultant referred to these provisions as guidance as well as the NJHPO's Guidelines for Architectural Surveys.[58] This information was used as both guidance and methodology for the field survey, research, development of district boundaries, and to establish the historic district's statement of significance and period of significance. As discussed, the consultant is recommending the municipality to consider establishment of a Witherspoon-Jackson Historic Preservation District.

> **Section 10B-27.5:** "The designated site or area must be historically or architecturally significant on the national, state, or local level, possess integrity (i.e., a high degree of character – defining features) from the period during which it earned its significance."

Consultant Response: As stated, the proposed Witherspoon-Jackson Historic Preservation District is significant as an example of an African-American neighborhood that has, over nearly its entire existence, been defined and victimized by racial discrimination by the adjacent (and surrounding) white population of Princeton (though certainly and emphatically not all), as well as its residents' main employer, Princeton University and associated entities. Yet it has survived, largely because of the gradual but ever growing economic opportunities provided by Princeton University. The "Period of Significance" begins in 1830 and ends in 1969. The first date is roughly when current houses begin to appear in the district, when the Ferguson tract was developed and Jackson (now gone), Green and Quarry Streets were laid out. The second date, 1969, encompasses the 1960s, a time of great awaking, demonstration, and legislation in the United States after which time "equal rights" became law. Discrimination officially ended thereby creating opportunities in virtually all aspects of life hitherto closed to African Americans. Between those

[57] U.S. Department of the Interior, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 1990, rev. 1991; and *National Register Bulletin 16A: How to Complete the National Register Registration Form*, undated.
[58] Shelby Weaver Splain, *Guidelines for Architectural Survey: Guidelines for Historic and Architectural Surveys in New Jersey*, Trenton: NJ Department for Environmental Protection, undated.

years the neighborhood population grew while its borders leapfrogged, so speak, to the north, partly as a result demolition of the earliest parts of the black community, north of Green Street. Its residents – mainly but not all black – forged a life here, largely dependent on the low-level jobs associated first with the College and then the University, and their own entrepreneurial aspirations.

The limited choices of places to live and work - or simply make a living - forced Princeton's African American population to live in an area of Princeton that developed over the years between Witherspoon and John Streets north of Nassau Street. It is a more densely populated area than the rest of Princeton with most residences small and vernacular, again in contrast to so much of Princeton. While Princeton – both town and university – blossomed over the years into a much sought after place to live, work, invest, and of course be educated, the Witherspoon-Jackson area changed little (expanded to the north but contracted in the south). Today the district remains and is historically significant as an African American community that has survived and arguably thrived in the face of racial and economic adversity. While the district's buildings, for the most part, may not possess broad architectural significance, the district stands out for its social and architectural cohesiveness and mostly intact setting, and remains very much distinct from the rest of Princeton.

> **Section 10B-392:** If an historic district designation area is recommended by the Consultant, the Consultant shall implement Procedures for Historic District Designation Recommendation Criteria. As follows:
>
> a. The designated site, structure, feature or district must be significant on the national, state, or local level in terms of history, architecture, archaeology, culture, or engineering. It must possess integrity of location, design, setting, materials, workmanship, and association (i.e. a high degree of character-defining features) from the period during which it earns its significance.

Consultant Response: Witherspoon-Jackson possesses the necessary integrity as required for consideration for a historic preservation district. Though much of this will be discussed in part 3 below, a general discussion of integrity is warranted. To be considered, a potential district must exhibit various aspects of integrity. Technically the term "Witherspoon-Jackson" is a bit of an irony when it comes to integrity within the proposed district boundaries. Jackson Street and indeed the African American community that thrived between today's Paul Robeson Place and Nassau Street no longer exist, with the exception of some buildings along Witherspoon Street in that area. The community resettled in the extension of this community north of Paul Robeson Place. It eventually grew north to include Leigh and Birch Avenues. One could thus argue that the community lost its integrity as about half its geographic area was removed. Much of this disruption and migration, if you will, happened as a result of the Palmer Square development some 85 years ago; while additional disruption occurred with the removal of Jackson Street and, ironically, the construction of Paul Robeson Street some 50 years ago. The change continued with the subsequent Collins development beginning in the 1980s. By then the former African American community had been long-removed; their houses and places of business demolished.

One could argue that with the Palmer Square and related development, Witherspoon-Jackson is no longer intact. For example, the recommended southern boundary of the district is Paul Robeson Place, and thus the few remaining historically yet former African American business locations that do stand are not part of the district (cut off, as it were, by Paul Robeson Place). Note: the district does include one former black-owned business location on Witherspoon Street south of Paul Robeson Place. The fact is these developments did not destroy Princeton's largest black community. The existing community along Witherspoon and John Streets actually grew to the north, with Leigh laid out by 1905 and Birch Avenue by the 1920s. Many others settled here as well, particularly Italians and Irish, and now in this century, Hispanics. Thus a majority of the housing stock in the district was constructed in the first half of the 1900s. To be sure, the older buildings in the district are along Witherspoon Street, the southern half of John Street, and Green and Quarry Streets, also near the southern end of the district. The growth is both a product of the general migration of African Americans from the south to northern states in the early 1900s as well as the dislocation caused by the Palmer Square developments. All of this occurred more than 50 years ago, which is the "cut-off" period for historic designation both locally and in the NRHP.

The Palmer Square and subsequent development is a major chapter in the story of Princeton's African American history. Much has been written about how these developments impacted the residents of Witherspoon-Jackson, as well as its geography. It is part of the history of the proposed district and still many of the people who reside there. The later plans, some of which were not completed, may have helped change attitudes towards blacks amongst the white community, which hitherto seemed to have ignored the plight of their African American neighbors. **In any event, the resulting Witherspoon-Jackson neighborhood and the subject of this proposed district has changed little since this time, and thus we argue that its integrity, within the proposed boundaries, is very much intact. Witherspoon-Jackson, despite the Jackson part of the name, exhibits the integrity necessary for consideration as a historic preservation district.**

Finally, and from a technical standpoint, the ratio of "contributing resources" to "noncontributing resources" the Witherspoon-Jackson district is approximately 4:1. Within the recommended boundaries of the district, the survey documented 394 properties, of which 34 or 9% were vacant. Of the remaining 360 properties, 285 contained resources (principal resources) considered to be "contributing" or 72%. Seventy-five properties, based on the same methodology, were considered "noncontributing," an amount equaling 19%. Thus, 72% of the properties are contributing, which is a comfortable percentage of contributing vs. noncontributing for a large neighborhood-type historic district. Such a high ratio of contributing to noncontributing resources strengthens the concept of a historic district. This ratio and percentages would be stronger if the vacant properties, which are not counted as contributing or noncontributing, were removed from the total. Overall there are 360 surveyed principal buildings, including duplexes and multi-unit buildings spanning several properties, plus 25 outbuildings.[59] Some in-fill development has occurred in

[59] The proposed district has few garages compared to the number of houses. This probably indicates the lack of vehicular ownership in the early 1900s, when keeping cars in garages was essential for proper maintenance. This contrasts to, for example, the Borough of Haddon Heights, where many late 19th century and early 20th century properties had garages. Of course, many of the lots in W-J provide no room for garages nor can they be accessed from the rear.

recent years, but none create such an intrusion as to undermine the potential district's historic setting or for that matter the streetscape. The Hageman Homes, a public housing development that opened in 1953, is an exception. Its construction required the demolition of several older homes on Clay Street. The garden-style apartment complex differed in scale, material, design and plan to the rest of the neighborhood. The intrusion, however, is now well over 50 years of age (again, the minimum time before a resource can be considered for NRHP). Its very purpose – subsidized housing – and location, in Witherspoon-Jackson, is indicative of the economic disparity that existed in Princeton. It is thus considered a contributing resource in the proposed historic preservation district.

Contributing Properties	285	72%
Noncontributing Properties	75	19%
Vacant Properties	34	9%
TOTAL	394	100%

Figure 53. Breakdown of contributing and noncontributing resources in study area.

Note: The definitions of contributing and noncontributing resources are not found in Princeton's amended or consolidated ordinance (2014044). The following definitions are provided in the (New Jersey) *Guidelines for Architectural Survey*, page 45:

> "A **Contributing** building, site, structure, or object adds to the historic architectural qualities, historic association, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria."
>
> "A **Noncontributing** building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, or b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time and is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria."[60]

This project also lists "**Key Contributing**" properties, which are individual resources the consultant has identified as being potentially eligible for the National Register of Historic Places.

> (1) associated with events that have made a significant contribution to the broad patterns of the cultural, political, economic, architectural, or social history of the locality, region, state or nation;

Consultant Response: Witherspoon-Jackson meets this criterion. Please refer to the Historic Narrative section of this report.

> (2) associated with the lives of persons significant to our past;

[60] *Guidelines for Architectural Survey*, p. 45.

Consultant Response: Witherspoon-Jackson meets this criterion.
Several people associated with the Witherspoon-Jackson neighborhood are historically important to the neighborhood, Princeton, the state of New Jersey, the United States, and at the international level. This includes, but is not limited to:

- **Dr. Henry Austin**, medical doctor barred from practicing at Princeton Hospital due to his race. Honored in Trenton for his work.
- **Emma Epps,** civil rights activist.
- **Burnett Griggs,** entrepreneur, led the successful fight against additional urban renewal in Witherspoon-Jackson.
- **William Moore,** well-known entrepreneur, property owner.
- **Albert Edward Hinds,** local businessman and local historian who brought awareness to the Witherspoon-Jackson community and continues to do so the Historic Society of Princeton's web tour.
- **Paul Robeson,** Internationally recognized attorney, actor, activist.
- **William Robeson,** Presbyterian minister, coordinated communication and activities between the black and white communities around the turn of 19th century.
- **Dr. Robert Rivers,** early African American student at Princeton University and later Trustee, Medical Doctor,
- **Betsy Stockton**, former slave, missionary (1798-1865), a native Princetonian, was reared in the household of Reverend Ashbel Green, president of the College of New Jersey (now Princeton University). From 1822 to 1825 she served as a missionary to the Sandwich Islands (now the State of Hawaii), probably the first black Presbyterian missionary selected in the United States. She later returned to Princeton and for more than twenty years taught in the black school along Witherspoon Street.
- **Howard Waxwood,** well-respected educator; the Waxwood Apartment building and former school is named for him.

Most historic districts have "Significant Persons" but that usually does not make the district eligible. The consultant believes Witherspoon-Jackson is most significant for its place in the history of racism against blacks and/or African Americans and its resulting discrimination practices. Witherspoon-Jackson is a story of not only discrimination, but of those individuals listed here and all of whom were its victims, that either rose to great personal and professional heights and/or simply persevered in the face of it - black or white - or who spoke out against it. The individuals listed are not just important in their own right, they are important to the real life story that makes the neighborhood significant. In another words, these are significant people who were not "just born here" or who simply passed through; these were individuals who spent a significant amount of time here and had influence on the community and elsewhere. As such the consultant believes that cumulatively these individuals meet this criterion. Moreover, they certainly support the criteria for significance as described and discussed in part 1 immediately above.

> (3) embody the distinctive characteristics of a type, period, or method of construction, representing the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction;

Consultant Response: Witherspoon-Jackson meets this criterion.
Witherspoon-Jackson forms a distinct part of Princeton. There are many reasons for this. The neighborhood (and the proposed district) is geographically separated from Princeton's other residential neighborhoods. Its buildings, mainly residential, are much smaller than those found in most other parts of Princeton, and particularly in contrast to some of its more upscale neighborhoods. Witherspoon-Jackson's housing lots are quite small, thus the size of their houses. Buildings are constructed at the sidewalk or within 10-15 feet from the curb, and often very close to one another, also in contrast to the larger setbacks in other neighborhoods. While most houses are singles, there are many twins and row houses throughout the Witherspoon-Jackson community, again in contrast to the mainly single family homes in other neighborhoods. Outstanding architectural and landscape features are few. The straight streets and avenues are lined with sidewalks and trees, yet the only landscape features of note were the iron fence that surrounds the Waxwood complex as well as the Hageman Homes 1950s era garden apartment design. The fine setting at Green and John Streets is also noted. Finally, its residences are augmented by Witherspoon-Jackson's historic churches, commercial buildings, and social halls, adding use and building-type diversity in Princeton perhaps most unique to Witherspoon-Jackson. Overall this is a far denser and more diverse neighborhood than found elsewhere in Princeton.

Witherspoon-Jackson's buildings are predominately vernacular. There are few outstanding examples or sizes of buildings, nor are there many cases of fine ornamentation or significant architectural detailing (obviously there are exceptions). Again, this simplicity contrasts to the expressive style and size found in so many buildings elsewhere in Princeton. Most buildings are two-story, frame buildings with front end or end gabled roofs. They are mainly vernacular including ones that can be characterized as Folk Victorian.[61] Several exhibit the Colonial Revival, Dutch Colonial and American Foursquare influences, as well as Greek Revival, Italianate and Queen Anne. They are oriented towards the street and most include front porches. Front porches (few side or wrap-around porches were noted) are integral part of the streetscape and most individual houses in the neighborhood. Even they are quite simple: most porches are wooden with shed roofs (though many have hipped roofs) and simple turned or square posts. Most houses have replacement windows, and siding is now clad in vinyl or aluminum. There are few decorative or higher style window arrangements, such as transom or bays. In short, this is what one would expect in a lower income section of a small town. One difference however is the condition; most buildings appear to be in a good state of repair.

Taken together, Witherspoon-Jackson's historic resources form a highly cohesive setting and building density that is totally different from other parts of Princeton. This appears to meet the last part of ordinance requirement: "…or represent a significant and distinguishable entity whose components may lack individual distinction."

The nonresidential buildings in Witherspoon-Jackson are also critical to the neighborhood's story. For such small area, Witherspoon-Jackson has a considerable number of houses of worship, social halls, and business establishments. Religion, social and service organizations are an essential part of any community, but particularly African American communities. In addition to their stated goals and missions, they provided a community support group to help residents in need, promote local businesses, and raise money for various community projects. This was

[61] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1990), p. 308.

essential in a time when support from the outside community could not be counted on. Like the houses, these buildings are, for the most part, vernacular, and certainly not the great religious or institutional structures found elsewhere in Princeton. The same applies for businesses. Small businesses are found throughout Witherspoon-Jackson and particularly along Witherspoon Street and Leigh Avenue. Several more existed in the days before wide use of automobiles and when the neighborhood population of African Americans was much greater. The Witherspoon commercial buildings are an extension of the denser concentration of such buildings closer to Nassau Street. Black-owned businesses were a major part of African-American history in Princeton. Some served mainly black customers, others mainly white customers, and other both races. Today, as Witherspoon-Jackson's Hispanic population increases, several of the former black-owned or occupied commercial buildings are occupied by Hispanic-oriented business.

To summarize, we believe Witherspoon-Jackson meets Section 10B-392a3 because it "…represent(s) a significant and distinguishable entity whose components may lack individual distinction." Its architectural resources, their density and their orientation to the street have created a cohesive area of Princeton that differs from most other areas of the municipality. In reality this architecture and setting contrasts sharply with much of the Princeton community, and thus makes evident the racial divide and economic disparity that once occurred here. Its architecture is consistent with this history, and has changed little since its Period of Significance ended in 1969.

(4) have yielded or may be likely to yield information important in prehistory or history;

Consultant Response: This requirement is not applicable for this project as it constituted an above-ground architectural survey. We are unaware of the potential district's archeological significance.

b. The following factors shall be considered if a potential historic district boundary is to be recommended:

(1) The relationship of the physical aspect of the site, structure, features, or district to the significance for which it will be designated should include:

(a) The extent of the resource;

Consultant Response: Based on our survey of the RFP's proposed project area and points beyond (see maps below), the following boundaries are recommended:

- Birch Avenue: both sides;
- Witherspoon Street: west side from just south of The Packet Building to a point just south of Paul Robeson Place, east side from Franklin Terrace to Paul Robeson Place;
- Paul Robeson Place: north side between Witherspoon Street and John Street;
- John Street: both sides between Paul Robeson Place to just north of Birch Avenue.

The NJHPO relies on the National Park Service's *National Register Bulletin #21, Defining Boundaries for National Register Properties,* as a guide for selecting boundaries. Key points summarized in the bulletin are:

- Select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.
- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontiguous property when large areas lacking eligible resources separate portions of the eligible resource.

As defined from our investigations, the Witherspoon-Jackson district, as proposed, meets all but final the point. The proposed boundaries essentially include the Witherspoon-Jackson African American neighborhood as it now stands and for the most part, in its entirety. It is where the greatest number of African American-related housing, religious and social institutions remain, and with the general integrity of its historic setting intact.

Boundaries:
In developing the boundaries for the proposed district, we considered areas outside of the recommended boundary. First, we examined the tentative study area provided in the RFP. The large Stanworth property west of John Street was in the study area. Including Stanworth in the study area was curious because historically it was not a part of the African American community at Witherspoon-Jackson. The original Stanworth estate may have been significant because it is thought that at least part of its landscape was designed by the Frederick Law Olmsted firm. The firm's influence on the property was essentially destroyed when it was redeveloped by New York Life Company for housing in the 1940s. History repeated itself during this study: all of the 1940s buildings were being demolished to make way for new off-campus housing. With the exception of the Hageman Homes, none of the Stanworth property renditions were or are consistent with the adjacent Witherspoon-Jackson neighborhood. It has gone from country estate, to garden-type housing, to what might be called neo-garden type housing. For this reason the recommended district boundary does not include the property; instead the boundary runs along its east and north property lines, behind the properties on the west side of John Street and the south side of Leigh Avenue.

In addition to Stanworth, two other properties including the YMCA property were also included in the study area provided in the RFP. By the early 20th century, there were three small estate properties in this area between John and Bayard Streets, including Stanworth. These properties were not part of the Witherspoon-Jackson neighborhood, and like Stanworth, have been totally altered with subsequent use. They were thus removed from the boundaries.

Next we considered adding properties outside the RFP study area. To the west, in addition to Stanworth, the wide and very busy Bayard Lane (Route 206) was an optimum boundary. The buildings and neighborhood setting west of Bayard is again, inconsistent with Witherspoon-Jackson, and thus were not included.

North of the RFP boundary are small extensions of Race, John and Witherspoon Street past Birch Avenue. The few houses here are geographically, architecturally and setting-wise part of the Witherspoon-Jackson neighborhood, and included in the proposed district. The setting changes dramatically north of these areas with newer buildings, parkland and the Community Park School.

Witherspoon Street, basically from the Packet Building south to Paul Robeson Place exhibits a mix of residential, commercial and religious structures. Based on the field survey, all of the properties on the west side of the street and most of the properties on the east side of the street are included. Witherspoon Lane, with its two, turn-of-the-century multi-unit residential buildings, was also included. The former hospital site, the Princeton Cemetery, and a few noncontributing resources on the west side of Witherspoon Street were not included.

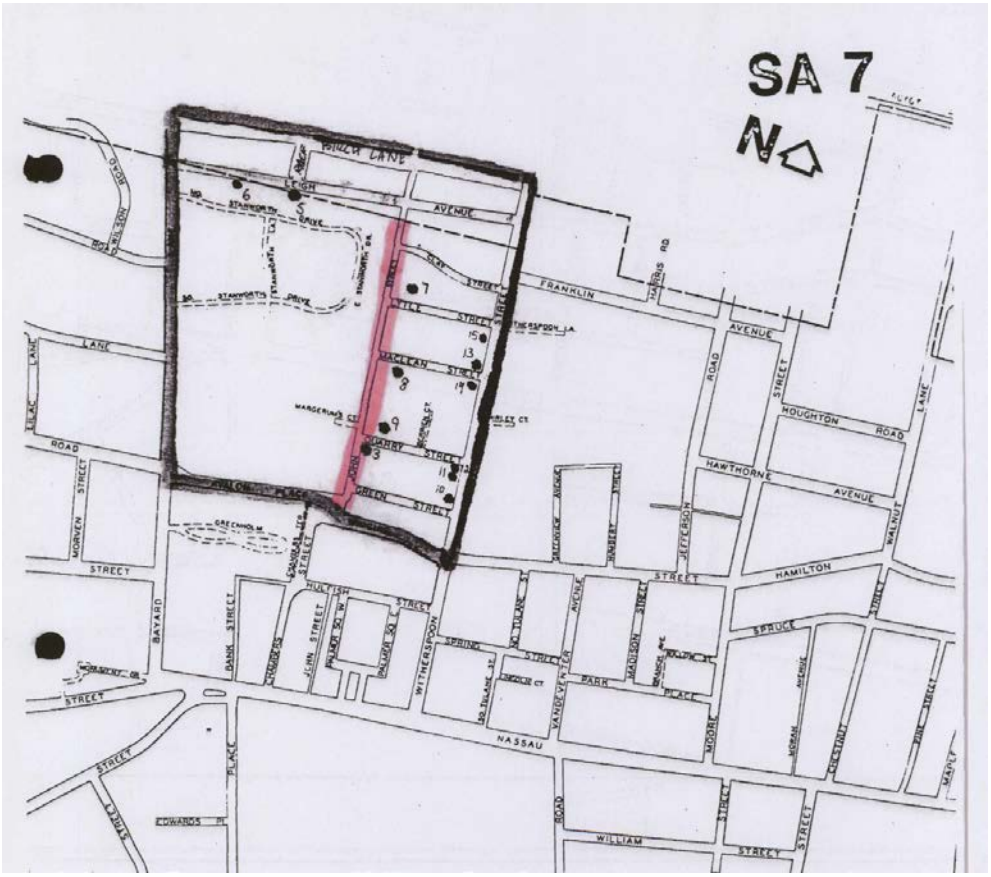


Figure 54. Map showing Project Study Area as provided in the 5/20/2015 RFP.

Inclusion of the Princeton Cemetery was carefully considered, and specifically the section on the western side near Witherspoon Street. In 1807, a section of the cemetery designated for African American burials ("Colored Cemetery") was created here, just east of Witherspoon Street. It was served by an entrance off Witherspoon, though north of the original Witherspoon-Jackson neighborhood. Members of Princeton's African American community have been interred here since that time. Gates within the Princeton cemetery help mark this area's boundaries, as noted

on the Cemetery's website.[62] The 1807 cemetery could be included however we saw no technical or resource protection reason to include it. The original 1807 section has expanded over the years (there is no longer a color barrier) but more importantly the cemetery is well established and there is probably no need to include it in the proposed district for regulatory or historic resource protection purposes. Unlike the remainder of the district, including the 1807 section and its entrance from Witherspoon Street would require the boundary to bisect established property boundaries while possibly excluding former Witherspoon-Jackson persons that are buried in the beyond this area.[63]

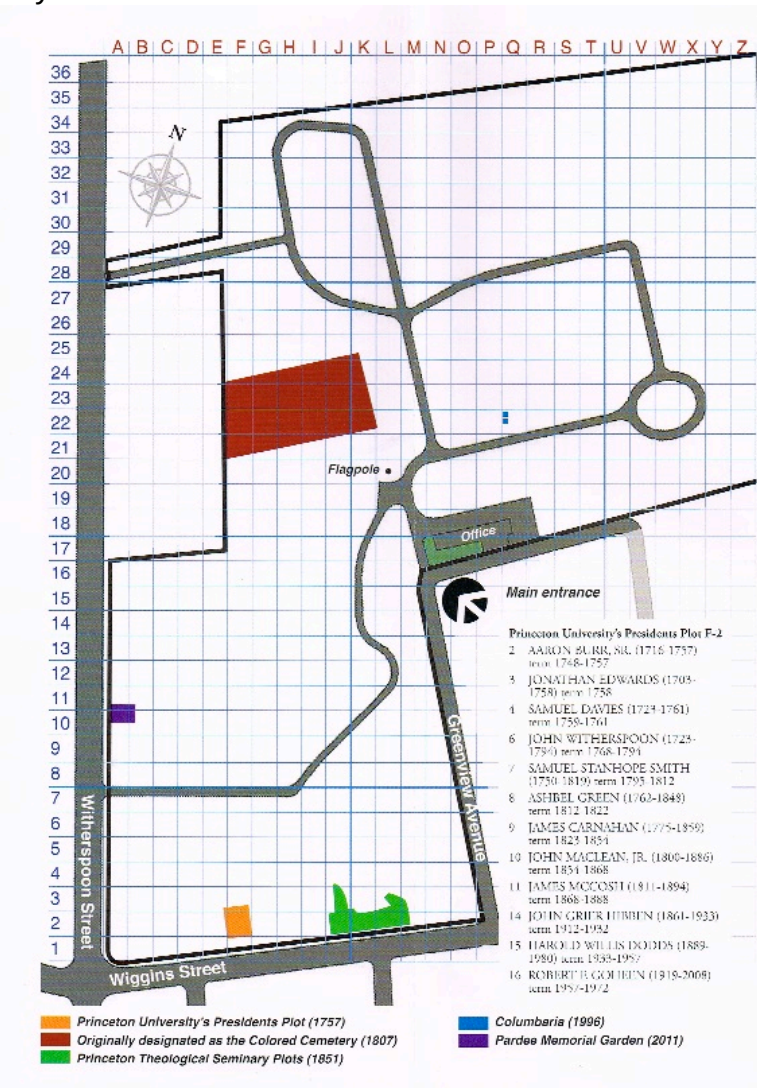


Figure 55. Cemetery map from Princeton Cemetery Brochure. The red section indicates the 1807 "Colored Cemetery."

Finally, the area south of Paul Robeson Place was considered. This included the commercial properties on and in the vicinity of Witherspoon Street between Paul Robeson Place and Nassau

[62] Princeton Cemetery of Nassau Presbyterian Church (official website).

[63] Research came across a series of letter correspondence between Mrs. Rowan Boone and the Rev. Albert Elsasser. Ms. Boone, writing in 1968 felt it was time to integrate the Presbyterian Cemetery, which she found amazing were still segregated in the late 1960s. The Reverend responded that he would speak to other ministers in town and said "The local ministers are our best means of communication." (2/24/1968 letter to Mrs. Boone). Aside from the cemetery integration issue, the Reverend's response demonstrates how important churches were in the life of ordinary African American citizens.

Street as well as the entire area where the Palmer Square was developed. Much of this area is already within Princeton's Central Historic District, including Christine's Beauty Salon (owned by William Moore) on Spring Street. At 70 Witherspoon Street is the former Virginia Mill's Beauty Salon, and further south on Witherspoon is a building that at one time housed "The Citizen" publishing company, an African American-owned newspaper. The latter is also within the Central Historic District. These resources are some of the last vestiges of the more commercial-oriented African American community before the various urban renewal projects altered most of this area. Because the former beauty salon – a black-owned business whose building survived the removal of the Jackson Street area in the 1960s – remains, and also was not included in the Central Historic District, the Witherspoon-Jackson district boundary was extended south across Paul Robeson Place to include this property. The parking lot that once housed Griggs Imperial Restaurant was also considered, but because the building is no longer extant, the property was not included. (Griggs, it should be noted, led the fight against urban renewal in this area which ultimately led to today's Witherspoon-Jackson neighborhood not being cleared for redevelopment.)

Due to the changes to the Palmer Square area throughout the 20th century, which obliterated the earlier African-American community there, no other areas south of Paul Robeson Place are recommended to be part of Witherspoon-Jackson Historic Preservation District.

Figure 56. Bird's eye view of Princeton, adapted from Bing Maps. The red encloses the portion of Princeton that was evaluated for inclusion in a potential Witherspoon-Jackson Historic Preservation District.

Figure 57. Bird's eye view of Princeton, adapted from Bing Maps. The red line indicates the recommended boundary of the proposed Witherspoon-Jackson Historic Preservation District.

(b) The amount of the source surviving in relatively unaltered condition;

Consultant Response: As discussed, the majority of the historic resources (those constructed thru 1969) are "contributing resources." Approximately 71% of the resources in the proposed district are contributing. There have been few cases of in-fill development or demolition to impact the overall historic setting of the proposed district. We acknowledge however that most of the resources within the district have been altered with new siding and widows, among other changes.

(c) The amount of the resource needed to convey a sense of the past;

Consultant Response: This requirement appears to be aimed more for individual resources than historic districts. In Witherspoon-Jackson's case however, it is necessary to consider this in terms of the Palmer Square developments, and specifically whether the transformation of those areas – which has precluded them from the proposed historic district – so altered Witherspoon-Jackson that it is not appropriate to consider the remaining part of Witherspoon-Jackson as a historic

district. We believe Witherspoon-Jackson, as proposed, does stand alone as a historic preservation district, based on accepted standards and practices of the NRHP evaluation system. The following explains why:

First, the Palmer Square developments resulted in the removal of approximately 1/3 of the existing African American community along Witherspoon and John Streets in the 1920s and 1930s. The resulting complex, completed only recently, does not reflect the African American community in Princeton, and thus is not recommended for this district. Second, the Witherspoon-Jackson neighborhood actually expanded to the north and into what was formerly Princeton Township as a result of the Palmer development. Though whites located there as well (primarily on Birch Avenue), this area became fully part of the Witherspoon-Jackson neighborhood. With the parkland to the north, the neighborhood ended at Birch Avenue. Third, the changes wrought onto the Witherspoon-Jackson neighborhood by the Palmer Square development are in many ways indicative of the discriminatory situation faced by black residents (and indifferent attitudes by some whites) throughout the proposed district's Period of Significance; the Palmer Square development and the resulting changes to Witherspoon-Jackson is major part of this history. Fourth, the loss of the Palmer Square and Jackson Street areas did not destroy the remaining section of Witherspoon-Jackson nor its black-oriented institutions, in fact and as noted, it grew to the north as a result. It remained as Princeton's largest African American neighborhood. No major developments occurred in the neighborhood – other than the Hageman Homes - which altered it. (Hageman Homes is now over 60 years old.) To summarize, the proposed historic district, without the Palmer Square area, stands on its own.

> (2) Visual quality of the site, structure, or area, including the surrounding of the property or district and the view from it;

Consultant Response: The first part of this consideration regards the integrity of the district. Integrity was discussed above under Section 10B-3392 a. The district, as proposed, is intact. It contains most historic resources and features from its Period of Significance that, and from a NRHP-guided evaluation, finds the district intact and meeting Princeton's integrity requirements.

Regarding the area surrounding the property (historic district in this case) and the view from it, there have been just two radical changes in the past 50 years to the surrounding landscape. Until recently, the Hospital complex sat on the east side of Witherspoon Street. It included a mid-rise building opposite Leigh Street and a 3-story office building opposite Birch Avenue. The hospital complex, aside from the 3-story building, has been demolished. A new mid-rise residential development is going up in its place and should not have a detrimental impact on the district (and much less than the main hospital building and associated activity). Elsewhere on Witherspoon Street the main adjacent property is the Princeton Cemetery, which, other than the addition of more grave markers, is also little changed.

Stanworth forms most of the western boundary and part of the southern boundary of the proposed district. This area has gone from country estate, to low-density garden-type dwellings, to the current development. It is behind the houses on John Street and Leigh Avenue, thus reducing the visibility of this area. Its current situation and the planned residential construction should not create too great of visual impact on the proposed district, particularly if the majority of

its trees, which help buffer this area from the Witherspoon-Jackson area, are retained. The YMCA property south of Stanworth also remains as open space or parking lots.

The northern part of the district, behind Birch Avenue, is mainly parkland. Prior to this it appears on historic aerials as farmland or simply open space. Of course, the former trolley line that ran here is no longer extant.

The Palmer Square area has been altered the most; the stylized mid-rise residential development along the south side of Paul Robeson Place contrasts sharply with the small houses on Green Street. Fortunately the Baptist Church and the Arts Center building, though both considered noncontributing, provide some buffer, and the complex is in the rear of a handful of historic houses on the south side of Green Street.

To summarize, the areas adjacent to the proposed historic district generally do not impact the district. The condominium development south of Paul Robeson Place is the exception to this. For the most part the district's boundaries and adjacent properties outside the district create a suitable buffer area that does not adversely impact the historic feeling or setting of the district.

(3) Natural boundaries and features;

Consultant Response: Witherspoon-Jackson has no natural boundaries; they are all man-made (streets, property lines, land use changes). There are no natural features of note in or at the borders of the proposed district that could act as boundaries.

(4) Human-made boundaries, such as highways, walks, and fences, tree lines, and hedgerows;

Consultant Response: The district boundaries follow, as described above, human-made boundaries: roads or property boundaries. There are no known fence lines, tree lines or hedgerows within the proposed district. The western boundary follows along the small estates now comprising Stanworth.

(5) Political divisions and property lines;

Consultant Response: The boundaries for the proposed district ultimately follow property lines. This would be altered should the cemetery section be included. Regarding political divisions, the district lies entirely within the Municipality of Princeton, although most of Leigh and Birch Avenues are located in what once was Princeton Township. The former township/borough line crosses several properties in the proposed district here.

(6) Difference in land use;

Consultant Response: As described, the proposed district is mainly residential, with a surprising large number of religious, institutional and commercial buildings directly associated with the Witherspoon-Jackson African American community. The former Witherspoon School, on Quarry Street, is now a mainly market-rate apartment building on the National Register of Historic

Places. This is a densely developed neighborhood; the only open space in the proposed district is a park at the intersection of John Street and Lytle Street.

(7) Multiple resources and thematic combinations

Consultant Response: The scope of this study mainly concentrated on the Witherspoon-Jackson neighborhood and immediate vicinity. While other historic resources significant in the African American experience in Princeton or associated with the neighborhood may exist and perhaps could, at some time, be investigated and added to the district, at this time multiple resources and thematic combinations do not apply to this study.

From RFP section 7.c: If exceptional importance of properties achieve significance within the past 50 years, designation of an historic preservation district and their boundaries can be recommended.

Consultant Response: The recommended Period of Significance for the proposed Witherspoon-Jackson district ends in 1969, which lies within this 50 year designation period. The ending date was extended into this time not due to the construction of exceptional resources but due to the social, political and legal changes that took place throughout the decade of the 1960s. These changes had a profound and direct impact on the lives of those living in Witherspoon-Jackson and thus the Period of Significance ends with that date.

C. Potential Historic District Type Recommendation

Section 10B-2.1 of the Princeton Land Use Ordinance describes the following types of historic preservation districts:

The Type 1 and Type 2 districts are subject to the review, procedural, and substantive requirements of this Article; the only differences in the requirements that apply to the~ concern visibility parameters and changes in color as outlined below:

Type 1	Type 2
Painting or adding other surface coloring to an unpainted surface or adding pre-primed and prefinished material within the Type 1 district requires preservation plan review.	Painting or adding other surface coloring to an unpainted surface or adding pre-primed and prefinished material within the Type 2 district requires preservation plan review.
Painting or other surface coloring that is substantially out of character with the Type 1 district within which the structure is located is subject to preservation plan review.	Changing paint color or other surface coloring within the Type 2 district does not require review.
Proposed work that would be visible from anywhere within the Type 1 district or from the public right-of-way is subject to preservation plan review.	Proposed work within the Type 2 district that would be visible from a public right-of-way is subject to preservation plan review.

The recommended regulatory approach for Witherspoon-Jackson Historic District is Type 2. Though there is little difference, owners would have the flexibility to select a paint color, and reduce perceived burdens on review by limiting review of projects to what is visible from a public right-of-way. As such, it may be possible for owners to add rear decks, porches, and in some cases rear additions without HPC review.

The architecture in the proposed Witherspoon-Jackson Historic District is, for the most part, vernacular[64] and not exceptional. That said, the building's scale and orientation to the street create a certain architectural rhythm throughout the district augmented by the rather narrow, tree- and sidewalk-lined streets. Most resources have been altered with new siding (usually aluminum or vinyl) and windows (often vinyl), and most have rear additions. There is no real architectural style theme, however most are two stories in height, have front or end gabled roofs, exhibit front porches and entrances (most of which are not enclosed), and are rather uniformly set back from the street. Houses on the cross streets are generally set back further than those on Witherspoon Street (which are at the sidewalk) and John Street (which are, for the most part, close to the sidewalk). These buildings are mainly located on narrow, relatively flat town lots, and fronting tree-lined streets. The aforementioned narrow lots dictate a close proximity of the houses. Most have vehicular access with driveways to one side of the house or the other. Garages exist throughout the district but they are an exception rather than the rule.

[64]The term *vernacular* is used to describe buildings designed with a minimal attempt to incorporate decorative or stylistic elements that would qualify the building for a formal architectural style. Vernacular buildings were usually not designed by an architect.

In addition to single family or twin houses there are several other types of architectural resources found throughout Witherspoon-Jackson. These resource include churches, retail buildings and offices, social organization buildings, a former school, and multi-family townhouse like buildings. Several of these buildings line the district's eastern boundary along Witherspoon Street, yet many are scattered throughout the neighborhood. Their size and massing at times interrupts, but do not disrupt (for the most part), the architectural rhythm created by the aforementioned single and twin residences. They also help maintain the neighborhood's historic variety of building uses.

Thus, Witherspoon-Jackson exhibits a certain "streetscape" mainly attributed to the size, scale, massing, use and orientation of its resources. Few of these buildings "stand-out" thus creating these almost uniform street patterns. Resources that might be considered landmarks (noted in this report) may be obvious, such as the former Witherspoon School on Quarry Street, or not obvious, such as Dr. Henry Austin's House on John Street. This streetscape changes dramatically as one exits the district, in any direction.

> The "take-away" from this, in terms of protecting the Witherspoon-Jackson neighborhood vis-à-vis Princeton's Historic Preservation Ordinance: the district contains many important buildings that should be protected; together with their subtle historic features, size and massing, lot siting, proximity, location and orientation they create the Witherspoon-Jackson neighborhood streetscape. This is a cohesive setting that may be unique in Princeton to Witherspoon-Jackson. Given the neighborhood's history this setting is significant, while perhaps the majority of its individual buildings are not considered to be achitecturally significant.

It is the consultant's opinion that Witherspoon-Jackson's historic setting should be considered for Historic District designation and resulting protection through the municipality's historic preservation language in its land use ordinance. It should be protected, but not necessarily through what can often become a strict interpretation of the municipality's ordinance. The vernacular– and some degree Folk Victorian – nature of the majority of Witherspoon-Jackson's architecture, plus the fact that most have been already altered, may make it unnecessary and perhaps unfair to protect or even scrutinize every change aside from paint color or what cannot be seen from the public right-of-way. Changes to these buildings, such as new additions, windows, siding, roofing materials, so long as it does not disrupt the Witherspoon-Jackson streetscape, should be enabled and perhaps encouraged. Likewise, if, through the ordinance, an applicant can make a case for the demolition of a building, perhaps of equal importance to the loss may be the design of new building to go up in its place. It should in no way encourage demolition as preserving the buildings where the community's African American community (and others as well) lived, worked, and perhaps died should be an essential goal. In-fill development, and even replacing certain buildings by new construction, should be strictly regulated, as this can disrupt Witherspoon-Jackson's very cohesive and perhaps unique (in Princeton) historic streetscape. Newer housing that has been constructed throughout the district, whether the public housing on Clay Street or "ultra-modern" individual residences elsewhere, has, in our opinion, disrupted this streetscape; such construction should be regulated.

Our recommendation is to develop specific resource protection language for the district. It must be developed to help determine what is acceptable, for example, enclosing a front porch, and what may not be acceptable, the same example, enclosing a front porch. It would give property owners a considerable amount of leeway with alterations to individual buildings, with, again, the main goal of protecting the streetscape and thus the unique character and setting of the Witherspoon-Jackson neighborhood. Again, demolition should be strictly regulated for all contributing resources. (In a district where property values are rising, rehabilitation is more easily justified, particularly where the municipality has strong demolition ordinance language.) If a contributing resource must be demolished, professional documentation should be required.

Princeton's historic resource protection ordinance was examined for this report, and it is recommended that the municipality examine some means of altering the standards to be commensurate with the building types and existing alterations to those buildings throughout the district. Historic District and Neighborhood Conservation District language in other municipalities (Trenton NJ, Oxford PA and Pottstown PA) was examined for this report. Given the significance of Witherspoon-Jackson, it would seem more appropriate to work with the preservation and resource protection tools at hand. Of course, developing specific design guidelines for the community, whether the ordinance is adopted here, and certainly if it is, is strongly recommended. The goal would be to protect Witherspoon-Jackson's historic resources and streetscape; the means of reaching that goal would be less in the often resulting minutiae of reviewing each and every architectural detail proposed for changes. Neighborhood input is also strongly recommended.

The existing Princeton ordinance provides for historic preservation buffer districts which establish some conservation measures. These buffer districts serve a similar purpose as a conservation district.

Will all of this prevent "gentrification?" Will it promote it? It is difficult to say, and not the purpose of this report to speculate. Ultimately that will be played out in the marketplace, the economy, and through, among other things, local and state tax policies. It should, however preserve and protect the architectural character of Witherspoon-Jackson's historic resource and related streetscape settings.

D. Zoning Considerations

The Witherspoon-Jackson neighborhood zoning classification is mainly R4 (zoning map, 2008). Witherspoon Street is also RB and CB. The area that was once in Princeton Township has a different zoning classification (zoning map dated 1981, revised 1984). Much of Birch Avenue is zoned R9 and the far northern part of Witherspoon Street is B1. The classifications are as follows:

R4 – Residence District
RB - Business District
CB – Business District
R9 – Residence District, minimum lot size 6,500 square feet.
B1 – Business District, minimum lot size 1/10 acre.

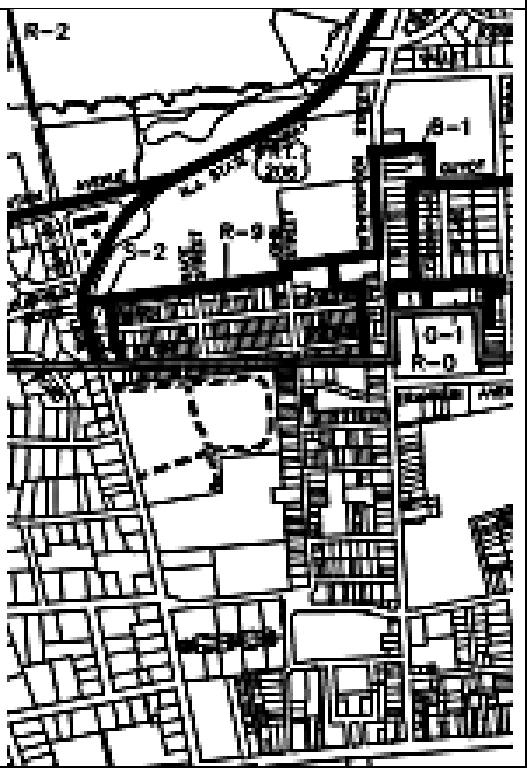
Princeton Borough Zoning Districts	Princeton Township Districts
	

Figure 58. Princeton zoning maps for the study area.

The zoning types and locations appear to be consistent with the neighborhood setting provided the continued use for commercial purposes at locations like Leigh Avenue and John Street and in various places along Witherspoon Street.

E. District Character Guidelines

RFP #10. An outline to preserve or maintain the character of a potential historic district through appropriate building use, property viewscape (in its entirety if possible), street frontage, lot size, structure size, architectural style and detail, and building setbacks;

Consultant Response:
The Application for Historic Preservation Plan Review, depending on how it is administered and applied, should be an effective means of directing applicants (homeowners, developers, architects, etc.) to fully consider the historic resource in question and its immediate architectural and streetscape environment in its design and development plans. Though it does not offer visual guidelines (recommended) or provide a "try this, not that" approach, it does require the applicant to specifically address major and most if not all details that can impact the resource and/or the immediate landscape. Applicants must provide the following, among other information:

(a) How will the development be visually compatible with existing structures and streetscapes within the Historic Preservation District?
(b) Judged by the following standards, how will the development be visually compatible with the structure and streetscape to which it is visually related?

(i) The height of the proposed structure shall be visually compatible with structures within the district.

(ii) The relationship of the width of the structure to the height of the front elevation shall be visually compatible with structures within the district to which it is visually related.

(iii) The relationship of the width of windows to the height of windows in a structure shall be visually compatible with the structures within the district to which it is visually related.

(iv) The relationship of solids to voids in the front façade of a structure shall be visually compatible with the structures within the district to which it is visually related.

(v) The relationship of the structure to the open space between it and adjoining structures shall be visually compatible with the structures and places within the district to which it is visually related.

(vi) The relationship of entrance and porch projections shall be visually compatible with the structures and places within the district to which it is visually related.

(vii) The relationship of materials, texture and color of the façade and roof of a structure shall be visually compatible with the predominant materials used in the structures within the district to which it is visually related, and such materials, texture, and color shall act as a backdrop to and shall not intrude visually upon the structures and places within the district to which the structure is related.

(viii) The roof shape of a structure shall be visually compatible with structures within the district to which it is visually related.

(ix) Appurtenances such as walls and open-type fencing shall be visually compatible with the structures and/or historic walls and fencing within the district to which they are visually related.

(x) The size of the structure, the mass of a structure in relation to open spaces, and the windows, door openings, porches and balconies shall be visually compatible with the structures and places to which they are visually related.

(xi) A structure shall be visually compatible with structures and places within the district to which it is visually related in its directional character, whether this be vertical character, horizontal character or non- directional character.

(xii) The pattern and variety of plantings shall be visually compatible with the historic landscape and streetscape within the district to which they are visually related.

(xiii) Parking areas shall be screened from the view from the public right-of-way and from the structures within the district.

(xiv) To the extent possible, views from structures or places within the district shall not be blocked or impeded.

In addition, the HPC considers the following when reviewing projects:

a. Height
b. Width of the Structure to the Height of the Front Elevation
c. Width and Height of Windows
d. Relationship of Solids to Voids
e. Relationship of Proposed Structure to Open Space and Adjoining Structures
f. Relationship of Entrance and Porch Projections
g. Relationship of Materials, Texture, and Color of Facade and Roof
h. Roof Shape
i. Appurtenances such as Walls and Open-type Fencing
j. Size of the Structure, Mass, Windows, Door Openings, Porches, and Balconies
k. Visual Compatibility with the Structures and Places within the District
l. Compatibility of the Pattern and Variety of Plantings to the Historic Landscape
m. Screening of Parking Areas
n. Impediment or Blocking of Views within the District

All of the above necessitates a detailed analysis by the HPC. Assuming a majority of members of the HPC is qualified and/or experienced in reviewing and analyzing such information, combined with the municipality's ability to approve or deny the applications, Princeton's current historic resource provisions and procedures should be an effective means of helping to preserve the historic architecture and resulting streetscapes in the Witherspoon-Jackson neighborhood.

www.princetonbuildings.info
In addition to the provisions of the land use ordinance and application review provisions, the information contained in the new website (or link) developed for this survey project, should and could educate Princeton's citizens about the Witherspoon-Jackson neighborhood, the architecture and history of its buildings, and the people who lived (and live) there. Education can be an effective means of helping people to understand history, architecture, and in turn, the importance of historic preservation. The website will certainly augment Princeton's current webpage devoted to historic preservation. The webpage is difficult to navigate and lacks certain vital information (or is difficult to find) such as historic district maps and the municipality's ordinance provisions.

The above notwithstanding, the following recommendations are designed to foster preservation of Witherspoon-Jackson's historic resources and landscape:

1. **Education**
    a. Utilize the new website – www.princetonbuildings.info as a means of public education while being an ever-growing repository of architectural and historic information in Princeton.
    b. Redesign existing historic preservation webpage to make it easy to locate the ordinance, create better maps of the municipality's historic districts, and provide a link to the new www.princetonbuildings.info website.
    c. Update the 1995 Historic Preservation Booklet for Princeton Township.
2. **Application Navigation**
    a. Referenced in 1a above, enable applicants to immediate access information such as the historic protection language in the Princeton Land Use Ordinance, application process flow chart, and historic district maps. (For example, to locate the Stony Brook Settlement Princeton Battlefield Historic District Map, one had to navigate to the New Jersey and National Registers of Historic Places section, which is very confusing.)
    b. Place samples of applications on the website or an example of an example of a properly completed application that fully addresses architecture and streetscapes.
3. **Architectural Guidelines**
    a. Develop *visual* guidelines for architecture based on the extensive historic resource documentation prepared for this project and found in www.princetonbuildings.info. There are many examples of guidelines. They can be tailored to the specific historic district or architecture in general.
4. **Streetscape Guidelines**
    a. Per HPC member recommendation, create specific streetscape guidelines based on "cut-away" illustrations of the various streets in the neighborhood. This information could be combined with existing streetscape forms as exhibited in www.princetonbuilding.info.
    b. Add specific streetscape preservation information on the Application for Historic Preservation Plan Review.
5. **Ordinance Provisions and Application**
    a. As discussed in earlier sections of this report, employ "Type 2" historic district ordinance provisions.
    b. The majority of the buildings in the Witherspoon-Jackson neighborhood are clad in aluminum or vinyl (main exception being stucco-clad buildings) and contain replacement windows. The HPC should be cognizant of this fact and be flexible when considering future applications for man-made cladding/replacement windows.
    c. The HPC should be cognizant of the vernacular nature of many of the buildings in the Witherspoon-Jackson neighborhood to such a degree that, in some cases, parts or all of the buildings may not be suitable for rehabilitation.
    d. Require professional documentation before any demolition can occur. This information could then be added to www.princetonbuildings.info.

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VIII. APPENDICES

A. Pre-Survey Letters to Property Owners (in English and Spanish)

B. Consultant Resumes

C. Municipal Tax Parcel Maps showing classification

Municipality of Princeton
Municipal Building
400 Witherspoon Street
Princeton, NJ 08540-3496

Department of Community Development
Office of Historic Preservation
Telephone: (609) 921-7077
Fax: (609) 688-2026

Elizabeth H. Kim, P.L.A.
Historic Preservation Officer
ekim@princetonnj.gov

July 17, 2015

Dear Property Owner/Resident:

The Municipality of Princeton has commissioned a consultant, Wise Preservation Planning, LLC, to study an area of Princeton referred to as the Witherspoon-Jackson (W-J) neighborhood as a potential designated historic district. The study area is bound to its north and south by Birch Avenue and Paul Robeson Place, and to its east and west by Witherspoon Street and Bayard Lane (Rte. 206).

Most of the neighborhood was designated as eligible for listing on the State and National Register of Historic Places as the Witherspoon/John Street Historic District in February 22, 1990 and August 9, 1994. Its eligibility was strongly based on over 200 years of African American history in this area and its home to the Italian immigrants who performed stone masonry and carpentry work for many of the Gothic building on the Princeton University campus.

In the months of July and August 2015, you may observe staff from Wise Preservation Planning in your neighborhood; they will be there to photograph, collect and verifying data, and interview residents who can offer any relevant information to the study. Wise Preservation Planning will have a name tag identifying their company. Municipal staff, volunteers, Princeton Historic Preservation Commission members may periodically assist in the study.

If you know of any information or documentation pertaining to your property, other properties in the neighborhood, the development of your neighborhood, or if you have any questions, we would very much like to hear from you. You may contact Elizabeth Kim, Princeton Historic Preservation Officer at 609-921-7077. Any information you may have could contribute substantially to the accuracy and value of our work.

Sincerely,

Julie Capozzoli, Chair
Princeton Historic Preservation Commission

Municipality of Princeton
Municipal Building
400 Witherspoon Street
Princeton, NJ 08540-3496

Department of Community Development
Office of Historic Preservation
Telephone: (609) 921-7077
Fax: (609) 688-2026

Elizabeth H. Kim, P.L.A.
Historic Preservation Officer
ekim@princetonnj.gov

20 de Julio de 2015

Estimado Propietario/Residente:

La Municipalidad de Princeton ha encargado al consultor, Wise Preservation Planning, LLC, estudiar un área de Princeton denominada el barrio Witherspoon-Jackson (W-J) para posiblement designarlo como un distrito histórico. El área de estudio está limitado al norte y al sur por Birch Avenue y Paul Robeson Place y al este y oeste por Witherspoon Street y Bayard Lane (RTE. 206).

La mayor parte del barrio fue señalado como elegible para su inscripción en el Estado y el Registro Nacional de Lugares Históricos como el Witherspoon/John Street Distrito Histórico el 22 de Febrero de 1990 y el 9 de agosto de 1994. Su elegibilidad se basó fuertemente en más de 200 años de historia afroamericana en esta área y hogar a los inmigrantes italianos que realizaban mampostería de piedra y el trabajo de carpintería para muchos de edificios góticos en la Universidad de Princeton.

En los meses de Julio y Agosto de 2015, puede que ustedes observen personal de Wise Preservation Planning, LLC, en su vecindario; estarán allí para fotografiar, recoger y verificar datos y entrevistar a los residentes que pueden ofrecer alguna información pertinente al estudio. El personal de Wise Preservation Planning, LLC, tendrán identificaciónes de su empresa. Personal municipal, voluntarios y miembros de Princeton Historic Preservation Committee, puede que periódicamente ayuden en el estudio.

Si usted sabe de cualquier información o documentación relativa a su propiedad, otras propiedades en el barrio, el desarrollo de tu barrio, o si usted tiene alguna pregunta, nos gustaría mucho saber de usted. Puede contactar a Elizabeth Kim, Historic Preservation Officer, al 609-921-7077. Cualquier información que tenga puede contribuir substancialmente a la precisión y al valor de nuestro trabajo.

Sinceramente,

Julie Capozzoli, Chair
Princeton

Appendix B. Consultant Resumes

ROBERT J. WISE, JR.

President, Wise Preservation Planning LLC, **Chester Springs, PA (since 1997)**
Principal of firm that provides professional historic resource protection planning and cultural resource management services to local governments, land planners, developers, attorneys, engineers, and individuals. Projects include Comprehensive, Open Space, and Master Plan Elements; Historic Resource Surveys; Historic Structures Reports; Historic Resource Impact Studies; National Register Nominations; Battlefield Preservation; Historic Resource Protection Ordinances; Municipal Planning Assistance Subdivision/Land Development Review; Conservation Easement Drafting and Documentation; Grant Writing; Research; Site Interpretation throughout Eastern Pennsylvania, New Jersey, etc.

Professional Qualifications

- **Meets/exceeds Professional Qualification Standards** for an Architectural Historian as set forth by the U.S. Secretary of the Interior in 48 FR 44716 and 36 CFR 61.
- **Certified by the Pennsylvania Historical and Museum Commission** (PHMC) through its "Cultural Resource Essentials" (CRE) planning program (2009).
- **Certificate in Community Planning** from the Pennsylvania Municipal Planning Education Institute (2008).
- **Historic American Building Survey / Historic American Engineering Record** documentation training (12/2010)

Project Concentrations

- **Comprehensive Historic Resource Surveys:** Including Erie County (2014-5), Kennett, W. Marlborough, Pennsbury, London Grove, Franklin, Upper Uwchlan, East Bradford, Whitpain, Thornbury (Del. Co.), and Haddon Heights, NJ. The East Bradford Township Historic Resource Survey was the recipient of 2007 Preservation Award (Preservation Pennsylvania).
- **National Register of Historic Places:** Successfully prepared 30 National Register and National Historic Landmark nominations with over 3,500 resources, including Oxford (Oxford Borough); Eagles Mere (Eagles Mere Borough, Sullivan Co.); White Horse Village (Willistown Twp); and most recently Bangor HD (2013), Andrew Wyeth Studio (2014), Mt. Zion A.M.E. Church (2014).
- **Historic Resource Impact Studies**: Prepares Studies throughout SE Pa. Most recent Studies include: New Student Housing for Cheyney University (Thornbury Twp.); Valhalla Brandywine (Wallace Twp.); LaRonda Mansion (Lower Merion Twp.); Sheraton Hotel Expansion (E. Whiteland Twp.).
- **Historic Structural Reports and other Studies:** Prepare reports for a variety of historic resources including farmsteads, houses, and barns.

Robert J. Wise, Jr. C.V., Page 2

- **Battlefield Preservation:** Brandywine Battlefield, Pa., Munfordville Civil War Battlefield, KY; Brandywine Battlefield, Pa.
- **Section 106 Studies:** Completes historic resource element of transportation studies: Pa. Route 52 Improvement Project (Kennett Township, 1999); Six Points Intersection Improvements (Montgomery County, 2002); Phillipsburg (NJ) Corridor (2003); Route 73 Improvements (Whitpain Twp., 2004).
- **Historic**
- **Preservation Consulting Services**: consults with municipal, professional entities and developers throughout Eastern Pennsylvania on a variety of cultural resource management issues.

Additional Experience

Environmental Management Center, Brandywine Conservancy, Chadds Ford, PA
Senior Planner, Historic Preservation (1993-97). Responsible for managing the Conservancy's diverse historic preservation program, including National Register Nominations, drafting local ordinances, open space and comprehensive plans, façade and conservation easement drafting, historic site surveys, environmental analysis, historic condition reports, preservation consulting, sales.

Special Projects and Accomplishments:

- Brandywine Battlefield Conservation Easement Initiative. Helped set up and coordinate two-county, five-municipality program to identify critical battlefield sites, developed a cost analysis for protecting those sites, and initiated a multi-million dollar program to purchase development rights and conservation easements on those sites. Most critical parcels on that battlefield are now protected;
- Coatesville Gateway Conservation Project;
- Port Penn (DE) Preservation Project;
- Drafted several façade easements, including Brinton 1704 House, a National Historic Landmark;
- Wrote comprehensive Historic Preservation section in the Conservancy's widely-used Environmental Management Handbook, used by municipalities throughout southeastern Pennsylvania

Education

- **Masters of Science in Historic Preservation, 1993, University of Pennsylvania,** Graduate School of Fine Arts. Recipient of Elizabeth Greene Wiley Award for Outstanding Promise. Academic Emphasis: Preservation Planning/Wharton MBA Real Estate Program
- **Masters in Business Management, 1994, The Pennsylvania State University**, Great Valley, PA, Business Administration

Robert J. Wise, Jr. C.V., Page 3

- **Bachelor of Arts, History, 1981 Dickinson College**, Carlisle, PA
  Fulltime Internship Program: Harrisburg City Planning Bureau, 1979

Board Memberships

- Member, West Vincent Township Historical Committee (since 2012)
- Board Member, Stuart Tank Committee, Berwick Pa. (since 2013)
- President, Chester County Historic Preservation Network (2006-2010, emeritus)
- Founder and Chairman, Tredyffrin Historic Preservation Trust Board (since 2001, current board member)
- Board Member, Eagles Mere Conservancy (2001-2007)
- Board member, Vice Chairman, Chairman, Tredyffrin Township (Chester Co.) Historical and Architectural Review Board (1995-2006)
- Member, Brandywine Battlefield Task Force (1993-2003)
- Executive Board Member, Betsy Ross House Center, Philadelphia, PA (1994-1996)
- Board Member, Open Land Conservancy of Chester County, Paoli, PA (1999-2003)

Memberships and Affiliations

- French and Pikering Creeks Trust
- American Planning Association
- Preservation Pennsylvania
- Brandywine Conservancy
- National Trust for Historic Preservation
- National Association of Certified Home Inspectors
- Chester Co. Historical Society
- 10,000 Friends of Pennsylvania
- Preservation Alliance of Greater Philadelphia
- Montgomery Co. Historical Society
- Lehigh Valley Historical Society

Note: Some membership periodically or may have expired.

SETH B. HINSHAW

Senior Preservation Planner, Wise Preservation Planning LLC,
Chester Springs, PA (2001-Present)

Sr. Preservation Planner, providing professional historic resource protection planning and cultural resource management services to local governments, land planners, developers, attorneys, engineers, and individuals. Projects include Historic Resource Surveys; Historic Structures Reports; Historic Resource Impact Studies; National Register Nominations; Conservation Easement Inspections; Municipal Planning Assistance Subdivision/Land Development Review; Site Interpretation, etc. throughout southeastern Pennsylvania, New Jersey, etc. Specific specialties include property, genealogical, and municipal research, architectural and historic documentation, on-site analysis of historic resources, professional-quality measured drawings, managing PHMC-produced municipal databases of historic properties, and overall computer management of a variety of historic preservation planning projects.

Professional Qualifications:

- Meets the Professional Qualification Standards for an Architectural Historian as set forth by the Secretary of the Interior in 48 FR 44716 and 36 CFR 61.
- Certified by the Pennsylvania Historical and Museum Commission through its “Cultural Resource Essentials” (CRE) certification program (2009).
- Certificate in Community Planning from the Pennsylvania Municipal Planning Education Institute (2008).

Specific projects:

- **Historic Structures Report** – Derrick Casselberry House, Lower Providence Township, Montgomery Co., Pa. Involved extensive property research, architectural analysis. Final product, presented at a public forum, assisted township in developing plans for the property, including restoration options, adaptive reuse, site interpretation, grant options, and property maintenance. Other HSR projects include Waterloo Mills; and Hoffecker House.
- **Historic Resource Survey** – Kennett Township, Chester Co., Pa. (2009). Provided project assistance for the 650-property historic resource survey. Specific tasks include organization of the computer database, photography, architectural description, mapping, and historic narrative. Other survey projects include East Bradford, Upper Uwchlan, West Marlborough, and Pennsbury Townships in Chester Co.; Thornbury and Radnor in Delaware Co. and Lower Providence Twp. in Montgomery Co.
- **National Register nomination** – Oxford Historic District, Oxford Borough, Chester Co., Pa. Researched and drafted nomination of late 19th century Victorian borough to the National Register. Project tasks included site analysis, photography, mapping, physical documentation, historic narrative, and all requirements in producing a document worthy of review by the Pennsylvania Historical and Museum Commission (PHMC) and the National Park Service. The historic district includes 750 historic resources. The Historic District was listed on the National Register in 2006.

Seth Hinshaw C.V., Page 2

- **Agricultural Resource Survey** – London Grove Township, Chester Co., Pa. Provided project assistance for 56-property historic farm survey. Tasks include organization of the computer database, photography, architectural description, completion of Pa. historic resource survey forms, and mapping.
- **Section 106 Studies** – Completed the historic survey element of the Route 22 Improvement Project in Phillipsburg, New Jersey (2001) in conjunction with Hunter Research, Inc., Trenton, NJ.

Other Positions

- *Downingtown Historical and Parks Commission*, Downingtown, Pa. Commission member since 2005-2012, Secretary 2007-2012. Participated in review of proposed developments in the Borough and the maintenance of the c. 1705 Downingtown Log House. Served on the committee that planned events marking the 150th anniversary of the incorporation of the Borough of Downingtown (2009).
- *Board Member, Friends Historical Association.* Serves on the nationwide board of the organization of Quaker historians in the United States.
- *Board Member, Chester County Historic Preservation Network.* Serves on a board that coordinates historic preservation efforts in Chester County.

Education

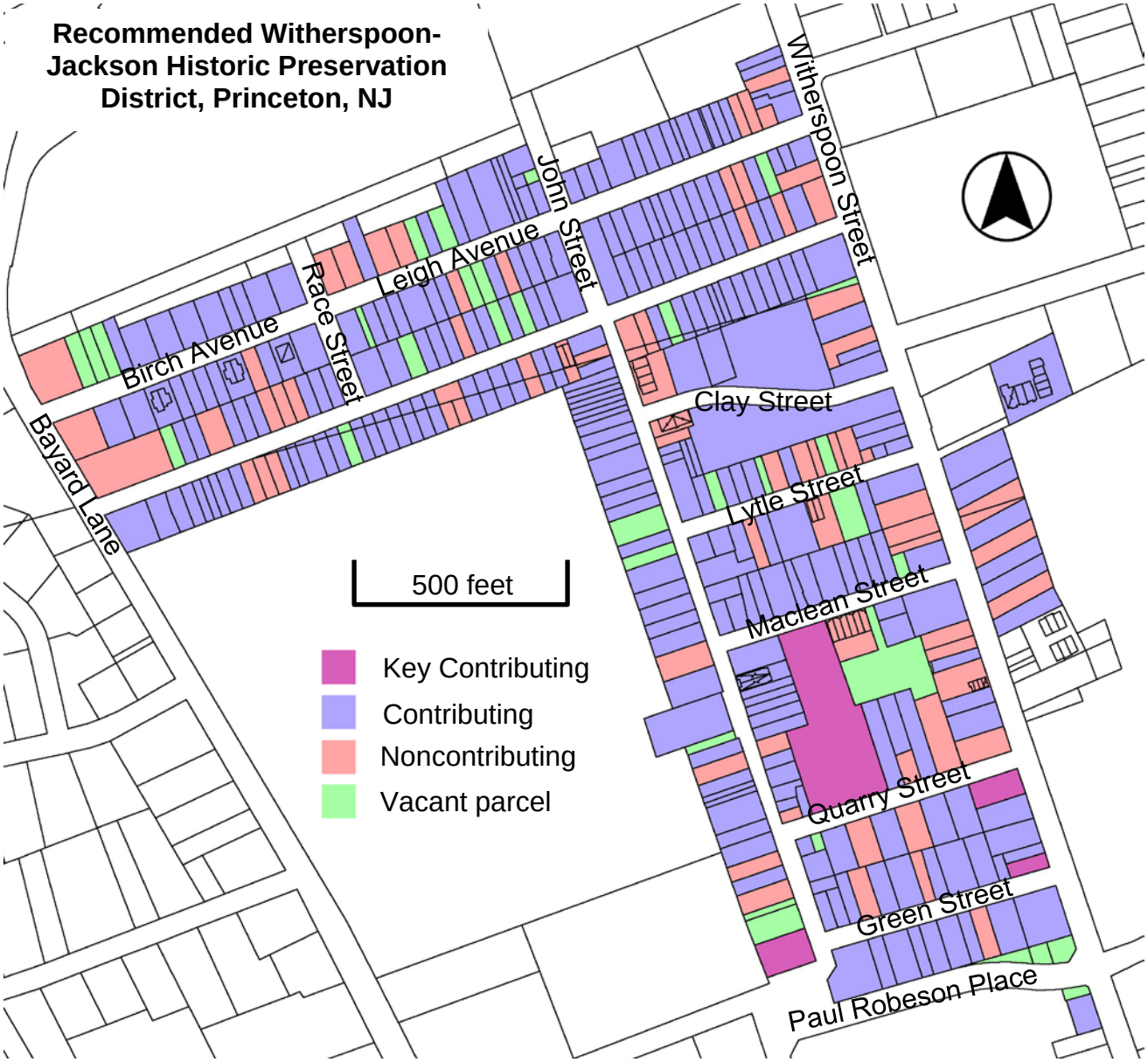
- M.S. Historic Preservation, 2001, University of Pennsylvania, Graduate School of Fine Arts.
  Academic Notes: Anthony Nicholas Brady Garvan Award for Outstanding Thesis
- M.A. History, 1991, University of North Carolina-Greensboro.
  Academic emphasis: Colonial American History
- Bachelor of Arts, American History, 1988, University of North Carolina-Greensboro
  Academic Accomplishments: Phi Beta Kappa, Phi Alpha Theta, University Marshal

Publications

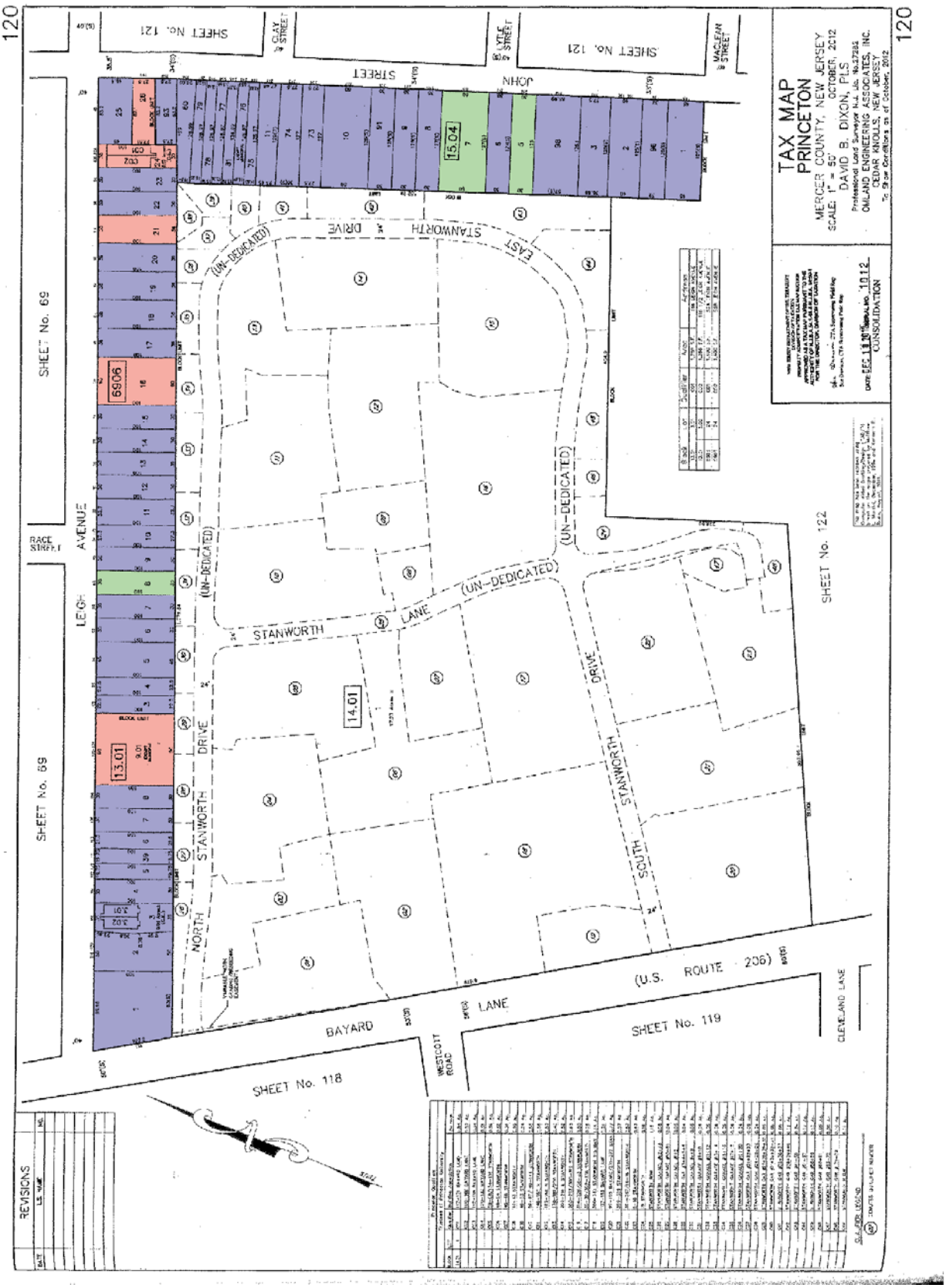
- "The Evolution of Chester County Architecture," article printed in the *Tredyffrin Easttown Historical Society Quarterly* (vol. 43, 2006). Documented trends in residential architecture in Chester County from the late 17th century into the mid-20th century.
- "How Colonial is Colonial Religious Architecture?" article printed in the *Tredyffrin Easttown Historical Society Quarterly* (vol. 46, 2009). Demonstrated the connection between the major types of colonial religious architecture along the Atlantic seaboard before the American Revolution and their Old World antecedents.

Appendix C. Tax parcel maps showing classification

Note: the map below illustrates the entire study area and identifies the colors associated with the classifications (Key Contributing, Contributing, Noncontributing, and Vacant).



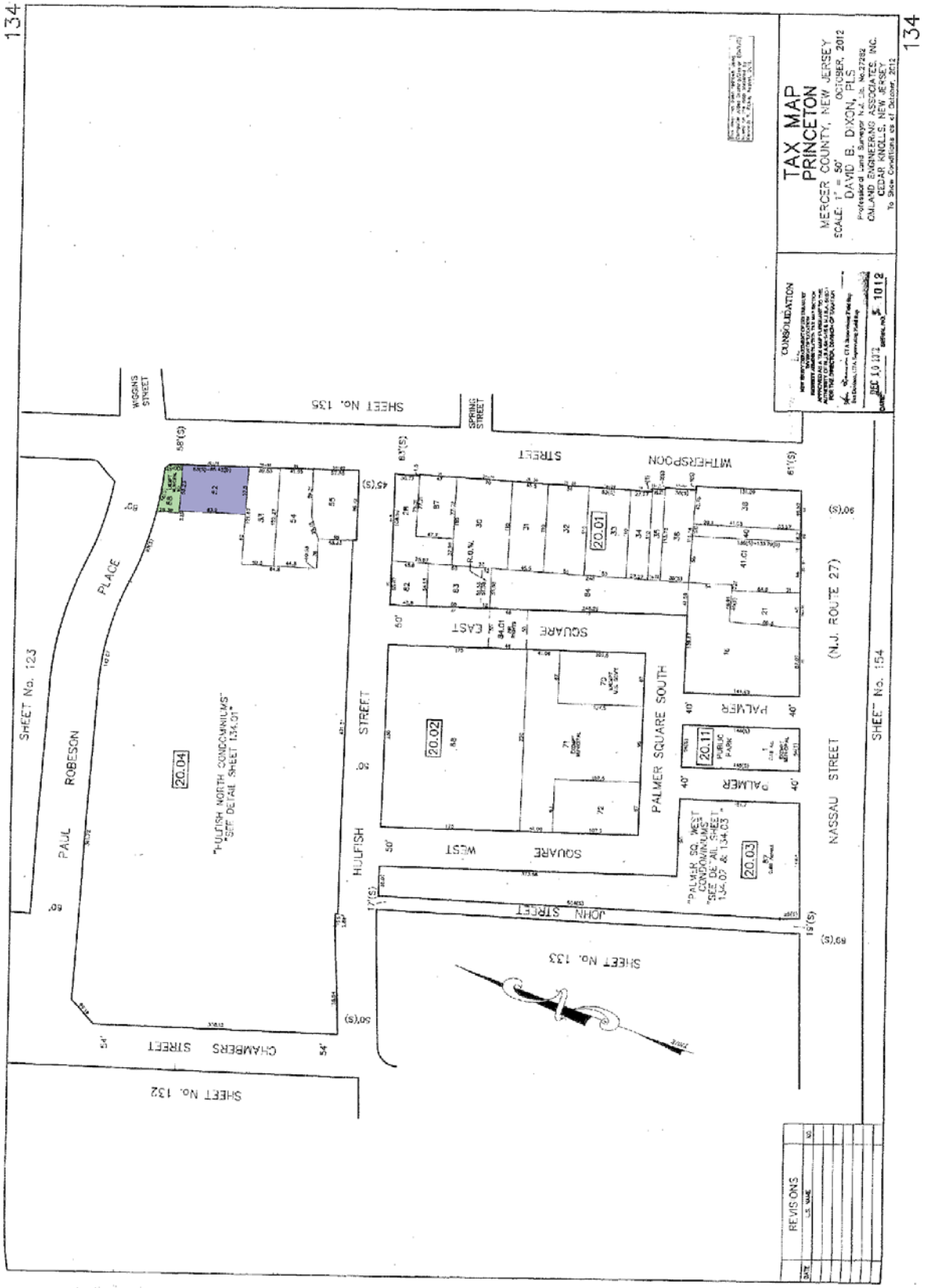
Proposed Witherspoon-Jackson Historic Preservation District (tax parcel map).

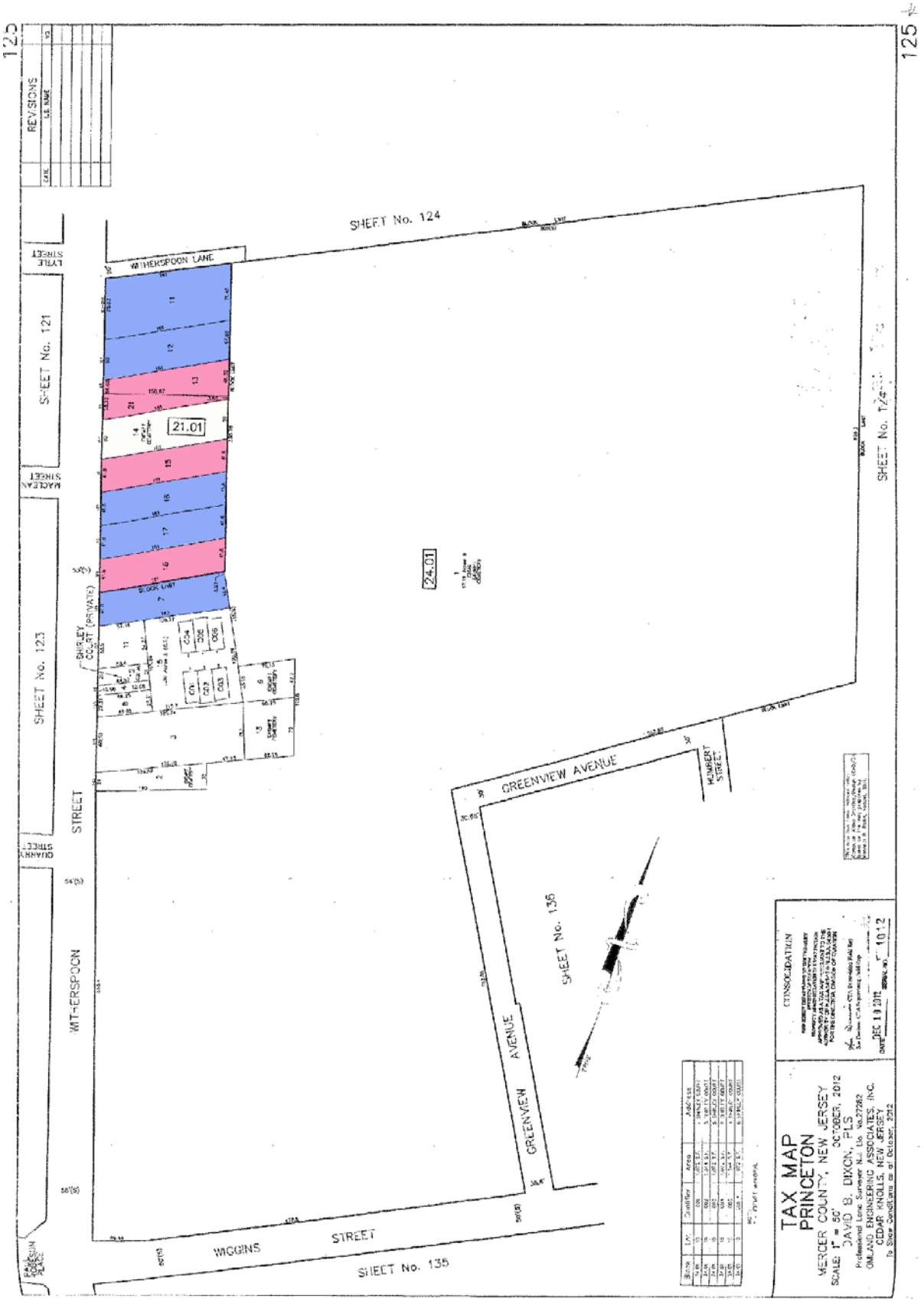

TAX MAP
PRINCETON
MERCER COUNTY, NEW JERSEY
SCALE: 1" = 50'
OCTOBER, 2012
DAVID B. DIXON, PLS
Professional Land Surveyor N.J. Lic. No. 37285
CONSOLIDATION
SHEET No. 69
SHEET No. 121
SHEET No. 122
SHEET No. 118
SHEET No. 119
SHEET No. 59
STANWORTH DRIVE
STANWORTH LANE
(UN-DEDICATED)
LEIGH AVENUE
RACE STREET
BAYARD LANE
(U.S. ROUTE 206)
WESCOTT ROAD
CLEVELAND LANE
JOHN STREET
GAY STREET
LYTLE STREET
MACLEAN STREET
15.04
14.01
13.01
6906
REVISIONS


69.01
SHEET No. 69.02
JOHN STREET
RACE STREET
SHEET No. 69
SHEET No. 120
SHEET No. 68
BIRCH AVENUE
LEIGH AVENUE
BAYARD LANE
6902
6904
6903
TAX MAP
PRINCETON
MERCER COUNTY, NEW JERSEY
SCALE: 1" = 50'
OCTOBER, 2012
DAVID B. DIXON, PLS
Professional Land Surveyor N.J. Lic. No.27282
CMLAND ENGINEERING ASSOCIATES, INC.
CEDAR KNOLLS, NEW JERSEY
CONSULTATION
REVISIONS

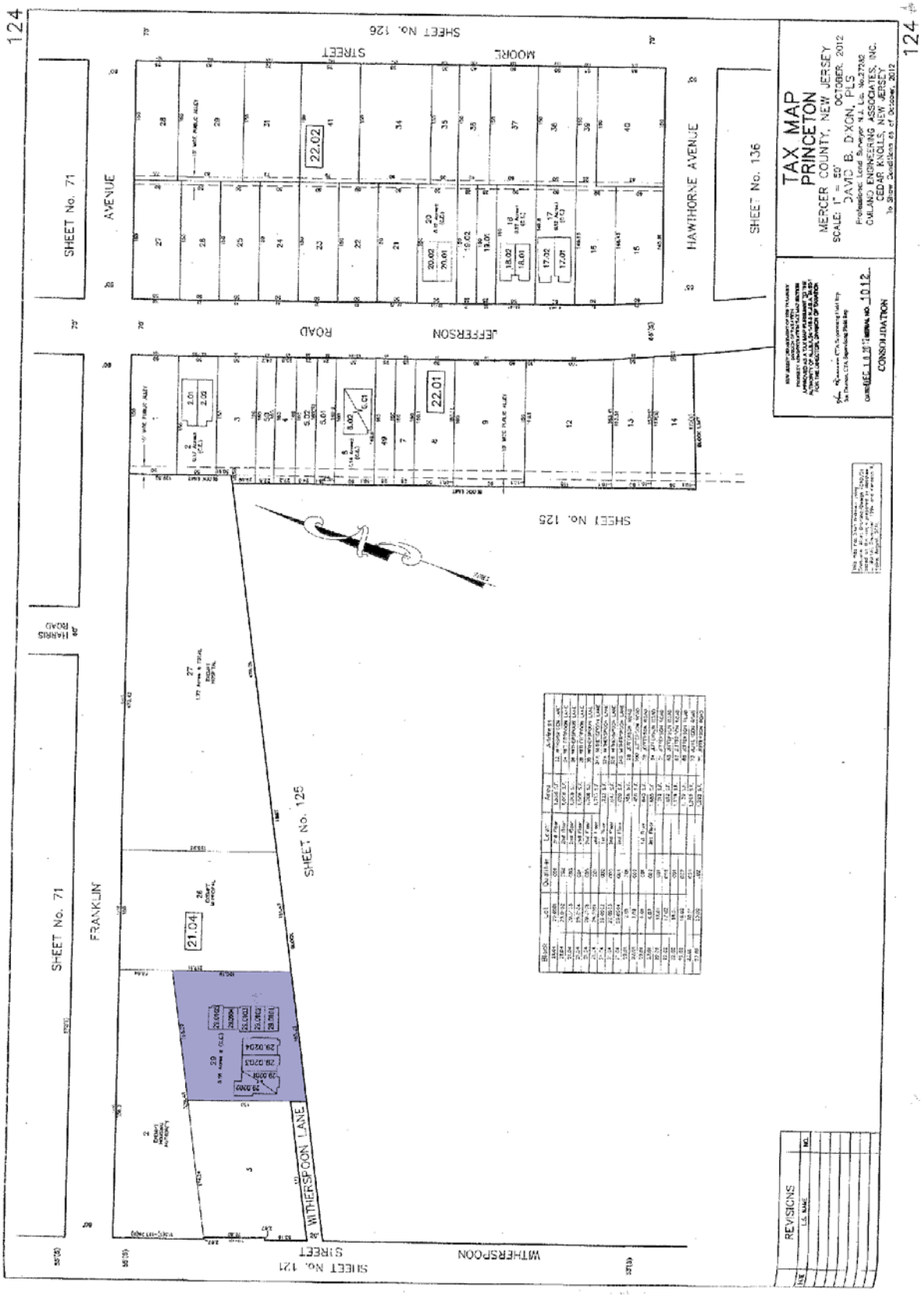

TAX MAP
PRINCETON
MERCER COUNTY, NEW JERSEY
SCALE: 1" = 50'
OCTOBER, 2012
DAVID B. DIXON, PLS
CONSOLIDATION
121
SHEET No. 71
FRANKLIN AVENUE
SHEET No. 124
WITHERSPOON LANE
SHEET No. 125
WITHERSPOON STREET
SHEET No. 69.02
LEIGH AVENUE
CLAY STREET
LYTLE STREET
MACLEAN STREET
SHEET No. 123
JOHN STREET
SHEET No. 120
15.03
15.02
15.01
6907
REVISIONS


TAX MAP
PRINCETON
MERCER COUNTY, NEW JERSEY
SCALE: 1" = 50'
OCTOBER, 2012
DAVID B. DIXON, PLS
CONSOLIDATION
REVISIONS
123
SHEET No. 120
SHEET No. 121
SHEET No. 122
SHEET No. 125
SHEET No. 132
SHEET No. 134
MACLEAN STREET
QUARRY STREET
GREEN STREET
ROBESON PLACE
PAUL
JOHN
WITHERSPOON STREET
SHIRLEY COURT (PRIVATE)
17.04
17.03
17.02
17.01


TAX MAP
PRINCETON
MERCER COUNTY, NEW JERSEY
SCALE: 1" = 50'
OCTOBER, 2012
DAVID B. DIXON, PLS
CONSOLIDATION
REVISIONS
SHEET No. 135
SHEET No. 133
SHEET No. 132
SHEET No. 123
SHEET No. 134
WITHERSPOON STREET
PALMER SQUARE SOUTH
PALMER SQUARE WEST
PALMER SQUARE EAST
NASSAU STREET
(N.J. ROUTE 27)
HULFISH STREET
PAUL ROBESON PLACE
CHAMBERS STREET
JOHN STREET
WIGGINS STREET
SPRING STREET
20.01
20.02
20.03
20.04
20.11
"HULFISH NORTH CONDOMINIUMS"
SEE DETAIL SHEET 134.01
"PALMER SQ. WEST CONDOMINIUMS"
SEE DETAIL SHEET 134.03


SHEET No. 124
SHEET No. 121
SHEET No. 123
SHEET No. 135
WITHERSPOON LANE
WITHERSPOON STREET
GREENVIEW AVENUE
WIGGINS STREET
BARLEY COURT (PRIVATE)
21.01
24.01
TAX MAP
PRINCETON
MERCER COUNTY, NEW JERSEY
SCALE: 1" = 50'
OCTOBER, 2012
DAVID B. DIXON, PLS
Professional Land Surveyor N.J. Lic. No. 27282
CONSOLIDATION


69.02
TAX MAP
PRINCETON
MERCER COUNTY, NEW JERSEY
OCTOBER, 2012
SCALE: 1" = 50'
DAVID B. DIXON, PLS
Professional Land Surveyor N.J. Lic. No.27282
CMLAND ENGINEERING ASSOCIATES, INC.
CEDAR KNOLLS, NEW JERSEY
To Show Conditions as of October, 2012
69.02
CONSOLIDATION
DEC 11 '12
1012
HENRY AVE.
SHEET No. 71
WITHERSPOON STREET
66'
50'
40'
6905
6902
SHEET No. 69
BIRCH AVENUE
LEIGH AVENUE
SHEET No. 121
JOHN STREET
50'
50'
40'
33'
SHEET No. 69.01
REVISIONS


TAX MAP
PRINCETON
MERCER COUNTY, NEW JERSEY
SCALE: 1" = 50'
OCTOBER, 2012
DAVID B. DIXON, PLS
CONSOLIDATION
SHEET No. 126
SHEET No. 125
SHEET No. 127
SHEET No. 136
SHEET No. 71
MOORE STREET
JEFFERSON ROAD
HAWTHORNE AVENUE
FRANKLIN AVENUE
HARRIS ROAD
WITHERSPOON STREET
WITHERSPOON LANE
22.02
22.01
21.04
124