



## ***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*

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*Elizabeth H. Kim, P.L.A.  
Historic Preservation Officer  
[ekim@princetonnj.gov](mailto:ekim@princetonnj.gov)*

### **Princeton Historic Preservation Commission REQUEST FOR PROPOSAL**

#### **Witherspoon-Jackson Neighborhood Potential Local Historic District Designation**

May 20, 2015

The Municipality of Princeton's Historic Preservation Commission (HPC) is seeking to secure professional assistance to evaluate the Witherspoon-Jackson neighborhood for a potential designation as a local historic district.

#### **A. STUDY AREA**

The study area is identified as the Witherspoon-Jackson (W-J) neighborhood. The neighborhood is also known as African Lane, John's Alley, and the Witherspoon-John neighborhood. The study area is located immediately north of Princeton's downtown central business district and Palmer Square. It is bordered on its north and south by Birch Avenue and Paul Robeson Place (formerly Avalon Place) and on its east and west by Bayard Lane (aka Route 206) and Witherspoon Street. The internal streets are narrow and the houses and properties are of modest proportions.

The study area encompasses 29 blocks and approximately 77.5 acres.

#### **Background Information**

The W-J neighborhood is considered historically significant because of its previous National Historic District Eligibility and the history of the African American community who resided in the segregated section of Princeton since before the Revolutionary War. A strong and thriving African American community was established in this part of Princeton contributing to its heritage for numerous generations. Identifiable style structures (houses, school, businesses, churches) in combination with the narrow streets and lots are distinct and characteristic of this neighborhood. There is evidence that houses originally built on Baker Street (now Palmer Square) and Jackson Street (now Paul Robeson Place) near Nassau Street were relocated to the W-J neighborhood to make room for the expanding business district. These relocated houses were homes to many in the African-American community and their displacement have contributed to the formation of this neighborhood. It should further be recognized that during the 1890's this neighborhood was also home to the Italian immigrants.



## **Eligible National Historic Register Designations**

The study area received eligibility for listing on the National Register of Historic Places on February 22, 1990 and August 9, 1994

## **Current Condition**

The Witherspoon-Jackson Streets neighborhood has been undergoing changes over the years. Due to its desired proximity to downtown Princeton, this neighborhood is witness to several teardowns, rebuilds, and additions.

## **B. SCOPE OF WORK**

The selected consultant will study, evaluate and prepare for the Princeton Historic Preservation Commission a report that will provide documentation of the supporting and non-supporting features in the study area and advise if a potential historic district is recommended. The Consultant shall include, but not be limited to, in the Historic Procedures for Recommending Designation of An Historic Site/Historic Preservation District/ Historic Buffer, and Historic Designation Criteria as set forth in Sec. 10B-392 and Sec. 10B-394 of the Princeton Land Use Ordinance. It should be noted that land within a historic preservation district or historic preservation buffer district need not be continuous.

The Consultant shall:

1. Review material that was previously submitted for the Witherspoon-Jackson neighborhood to the New Jersey State Historic Preservation Office in 1990 and 1994 for eligible listing on the National Register of Historic Places;
2. Conduct an inventory through research, field work, interviews, and other reliable collected information to document the existing buildings and streetscapes and other historically significant information. The inventory shall:
  - a. Document chains of title and other ownership information;
  - b. Research historic maps, historic photographs (including aerial surveys), road returns, deeds, wills, inventories, censuses and other pertinent documentation. Area collections to be consulted should include, but not limited to, the Historical Society of Princeton, Princeton University Archives and Firestone Library, the Princeton Public Library, New Jersey State Library and Archives, and Alexander Library at Rutgers University;
  - c. Research other resources such as newspapers, town directories, oral history tapes and transcripts, and personal interviews should also be implemented;
  - d. Update previously surveyed documentation from the 1967 and 1981 architectural surveys for the properties and streetscapes in the W-J neighborhood;
  - e. Perform a field investigation survey of all individual properties and all streetscapes, and provide current photographs and mapping of the buildings, including a detailed description of each. Any significant landscape features including specimen trees,



hedgerows, buildings, structures and surface remains should be a part of the documentation for the individual property;

- f. Evaluate the relationship of the individual properties as well as its collective contribution to the neighborhood (key contributing, contributing, non-contributing).
3. Prepare a report that shall include:
    - a. methodology used;
    - b. updated or new architectural and streetscape survey forms for all properties within the study area;
    - c. photographs of all structures on each property within the study area;
    - d. list of contributing, key contributing, and non-contributing buildings;
    - e. the lot and block number of all properties in the study area as designated on the most recent municipal tax map;
    - f. current zoning of the study area;
    - g. a statement of significance. A recommended designation of a potential historic district shall address, but not be limited to, the significance in American history, architecture, archaeology, culture, and engineering that is present in the proposed district area, site, features, or structure and objects within them that possess integrity of design, setting, materials, workmanship, and association and that:
      - (1) are associated with events that have made a significant contribution to the broad patterns of our past, or
      - (2) are associated with the lives of persons significant in our past, or
      - (3) embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction, or
      - (4) have yielded or may be likely to yield information important in prehistory or history,
      - (5) summarize the significance of the neighborhood and its potential relationship to any adjacent historic district,
    - h. a potential historic district, if recommended, should be designated as Type 1, Type 2, or other type as described under Sec.10B-2.1 of the Princeton Land Use Ordinance;
  4. Coordination with the Historic Preservation Officer and HPC Subcommittee members during the Consultant's field and research period and at project landmarks;
  5. Present to the HPC their report, findings, and, if recommended, an historic district boundary justification;
  6. Attend meetings with the W-J neighborhood community, the HPC, Princeton Council and Princeton Planning Board;



7. 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. Recommended districts, sites, structures, or features must be:
    - (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; or
    - (2) associated with the lives of persons significant to our past; or
    - (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, or
    - (4) have yielded or may be likely to yield information important in prehistory or history;
  - 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,
      - (b) The amount of the source surviving in relatively unaltered condition,
      - (c) The amount of the resource needed to convey a sense of the past;
    - (2) Visual quality of the site, structure, or area, including the surrounding of the property or district and the view from it,
    - (3) Natural boundaries and features,
    - (4) Human-made boundaries, such as highways, walks, and fences, tree lines, and hedgerows,
    - (5) Political divisions and property lines,
    - (6) Difference in land use,
    - (7) Multiple resources and thematic combinations;
  - 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,
8. Importance of the resources should be ranked;



9. Any recommended preservation area should respect the historic pattern of use of the historic property and neighborhood and respect the interrelationship of the historic features. The area should also be of a size and configuration sufficient to maintain the historic setting and historic character of the property and neighborhood. If it is not feasible to include an historic structure or feature in the potential designated historic district consideration should be made for a single historic property which shall include the intrinsic links between such feature or structure and other historic elements in the district. Such links shall be visually preserved in order to maintain the sense of the historic setting and neighborhood;
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;
11. Identify any additional services deemed to be necessary that is not outlined in the scope of services in this RFP.

## **C. DELIVERABLES**

### **Report, Maps, and Recommended Historic District**

1. Research efforts shall result in a written report with photographs of each property and appropriate maps. A recommended potential historic district area and maps shall be included when supported by the Consultant's research.
2. The Consultant shall present an interim/draft report and final report to the HPC.
3. Twelve (12) hard copies of the completed report with color photocopies of the photographs and maps must be submitted to the Historic Preservation Officer. All photographs shall include at least one 3.5" x 5" color photograph of every property, streetscape, and open space within and immediately adjacent to the study area.
4. Twelve (12) hard color copies of any brochures or printable booklet created under this proposal.
5. One (1) original hard copy of the final report with original color photographs printed on quality paper and maps shall be submitted to the Historic Preservation Officer.
6. The final report must be placed on a computer disk in a program format compatible to the Municipality. This is presently Microsoft WORD 97 or up for Windows 7.
7. All photographs shall also be digitally scanned versions of the original color photographs in JPEG format at a minimum 600 pixels per inch resolution.



8. All negative/digital images generated as part of the W-J neighborhood study shall be submitted to the Historic Preservation Officer at the completion of the project.

#### **D. CONSULTANT MEETINGS**

The consultant chosen may be requested to appear before neighborhood meetings, the Historic Preservation Commission, Princeton Planning Board, and/or Princeton Council in order to present the rationale for the boundary of the proposed historic district, if recommended. Allocated time for six (6) evening/weekend meetings should be included as part of the proposal and should be itemized separately.

The proposal shall include attendance at the following meetings:

1. To present to the HPC their draft/interim report – 1 evening meeting;
2. To present to the HPC their final report with findings, and, if the Consultant determines is supported, a recommended historic district with map - 1 evening meeting;
3. W-J neighborhood public meeting; 2 evening/weekend meetings
4. Princeton Council meeting – 1 evening meeting;
5. Princeton Planning Board meeting - 1 evening meeting;

#### **E. TIME FOR COMPLETION**

All proposals should indicate a time schedule to complete the various phases of work. If a designation of an historic district is to be recommended and the HPC concurs then the recommendation will be presented to Princeton Council in December 2015.

The Consultant should be prepared to present a draft report to the HPC at their October 13, 2015 meeting. At that time, the HPC will provide their comments to the Consultant to incorporate towards a final document. A final report with mapping shall be presented to the HPC at their November 9, 2015. Any final adjustments necessary to the report and support documents should ideally be completed no later than November 30, 2015, but could be later depending on the extent of HPCs' comments at the November meeting; subsequent deadline dates and meetings will be adjusted accordingly.

#### **F. PROFESSIONAL QUALIFICATION STANDARDS**

All proposals shall include a description of the firm, resumes of staff, and completed projects. Comparable projects to the W-J potential historic district designation must be provided, along with the date the service was completed. Finalists may be required to provide written samples of completed comparable work. It is highly recommended proposals be accompanied by such samples as they aid in evaluation of a proposal.



## G. POINT OF CONTACT

The project coordinator and point of contact for this project is:

Elizabeth H. Kim, P.L.A., Historic Preservation Officer  
Office of Historic Preservation  
Municipality of Princeton  
400 Witherspoon Street  
Princeton, New Jersey 08540  
609-921-7077  
ekim@princetonnj.gov

## H. PROPOSAL DEADLINE DATE AND TIME

Sealed proposals must be delivered **no later than 4:30 pm on Friday, June 12, 2015** to:

Elizabeth H. Kim, P.L.A., Historic Preservation Officer  
Municipality of Princeton  
400 Witherspoon Street  
Princeton, NJ 08540

1. No meeting will be scheduled prior to the date of submittal for proposals, however, all consultants are welcome to contact the Historic Preservation Officer for clarification of scope of work and other details they find necessary to provide a complete and competitive proposal.
2. Proposal submissions shall include the following:
  - a. Four (4) complete copies of the proposal.
  - b. Project outline with an explanation of:
    - (1) Project understanding;
    - (2) Description of work and project approach;
    - (3) Description of firm;
    - (4) Names, responsibilities and resumes of the design team/members that will be assigned to work on this project;
    - (5) List of similar projects/studies, complete with name of project(s), location(s), telephone numbers;
    - (6) List of references;
    - (7) Project timeline/schedule indicating, project milestones, consultant work periods, presentation to Historic Preservation Officer and/or HPC, and municipal review periods;
    - (8) Estimated work hours and not to exceed cost associated for the tasks as described herein and as required by the appropriate Historic Preservation section of the Princeton Municipal Land Use Ordinance;
    - (9) Provide a timeline indicating key points/events with completion goals not to exceed seven (7) months from contract award date;



- (10) Description of any additional services required, not outlined in the RFP, believed necessary for the proposal.
3. The proposal must include a not-to-exceed amount with a budgetary cap for all items. Fees billed on an hourly rate shall include such hourly billing rates and billing policy included with the consultant's proposal. Meeting costs, beyond what has been outlined in this RFP, should be included.

## **I. AWARD DATE**

The Consultant will be awarded the contract on **June 19, 2015**.

## **J. PROPOSAL EVALUATION**

1. Submittal of a proposal shall be taken as prima facie evident that the Consultant has full knowledge of the scope, nature, quality, quantity and timeline necessary for the work to be performed and completed, and the detail requirements and conditions under which the work is to be performed.
2. The municipality reserves the right to reject any and all proposals or any part thereof. The right is reserved to waive any formalities or informalities contained in any proposal, and to award the proposal to the most responsive Consultant as deemed in the best interest of the community. The municipality will not return proposals or other information supplied by proposing consultant.
3. The following criteria, not listed in order of significance, will be used to evaluate the submitted proposals:
  - a. The Consultant's general approach and detail plans and methodologies addressing all of the requirements of the RFP.
  - b. The qualifications and quantified experience of personnel assigned by the prospective consultant.
  - c. The Consultant's past performance on project of similar scope and size.
  - d. The Consultant demonstrates that it has sufficient, qualified staff to perform the tasks required in the RFP and to meet the deadline date. All responding to this RFP must identify any subcontractors that are needed to complete the work required by this RFP and confirm their availability.
  - e. The fee proposal submitted by the Consultant.

## **K. LIST OF ATTACHMENTS**

1. 2013 Tax Map of Princeton (reduced):
  - Study Area: Key Map 3, sheets 133, 132, 122, 120, 69.01, 69, 69.02, 121, 123, 134

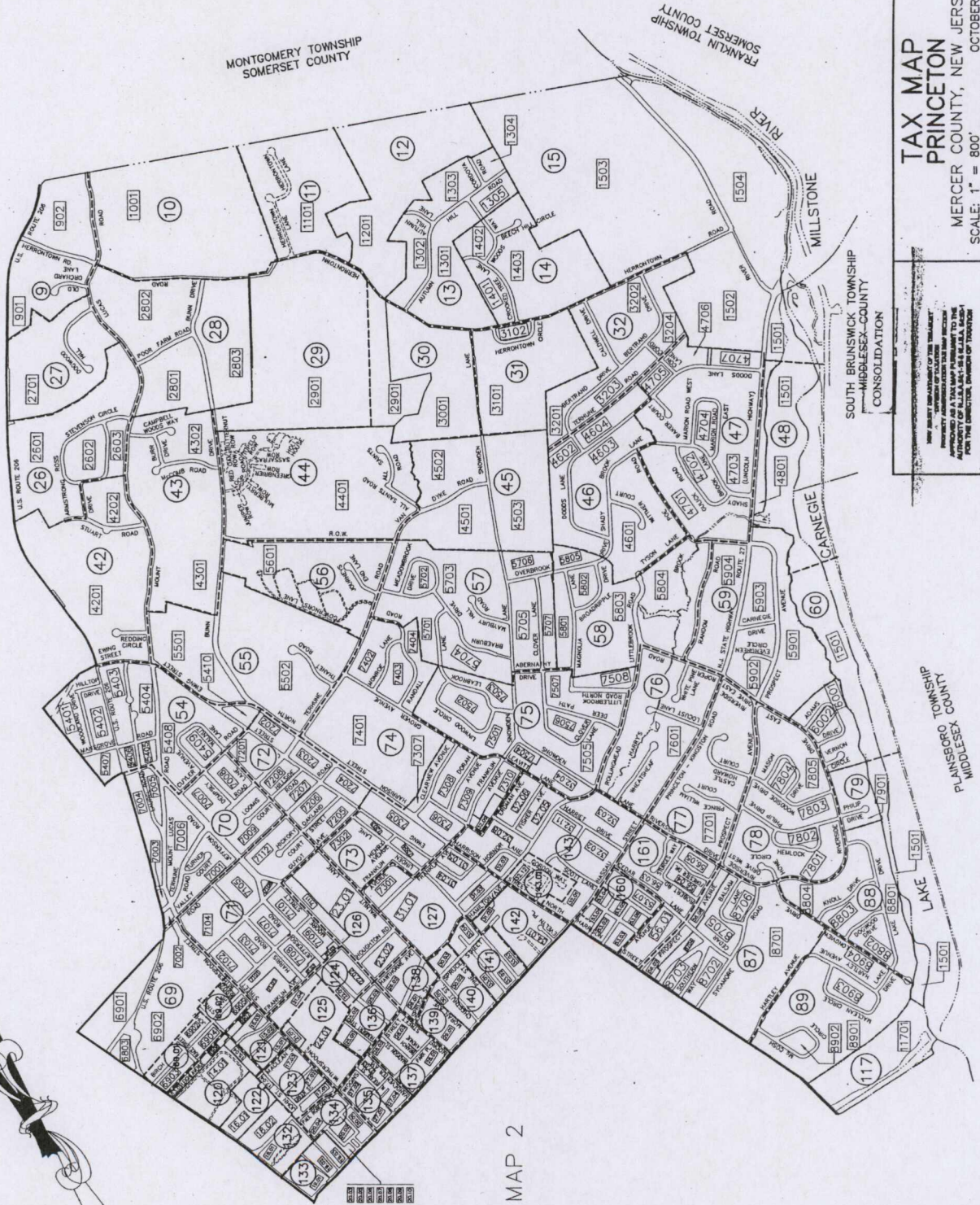
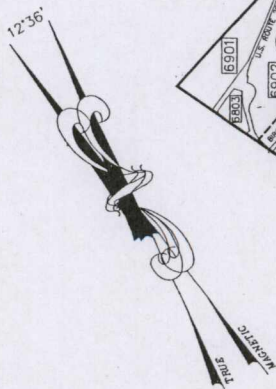


- Adjacent Downtown Princeton/Palmer Square: sheet 133.
- 2. Black Historic Sites in New Jersey; final Report of Project (OHP-182-3), submitted by the New Jersey Historical Commission, October 12, 1984.
- 3. The Princeton Architectural Survey, Princeton Joint Historic Sites Commission, 1981: Survey Area #7 (p.109-113),
  - Street scape Survey Form:
    - (1109-7-S6) Green Street (both sides), cross streets: John & Witherspoon Streets;
    - (1109-7-S7) John Street (both sides) cross streets: Wiggins Street north to Borough Line;
    - (1109-7-S8) Leigh Avenue (both sides), cross street: John & Witherspoon Streets;
    - (1109-7-S9) Leigh Avenue (both sides) cross streets: John Street to Bayard Lane;
    - (1107-7-S11) Maclean Street, cross streets: John & Witherspoon Streets;
    - (1109-7-S13) Quarry Street (both sides), cross streets: John & Witherspoon Streets;
    - (11-09-7-S16) Witherspoon Street (both sides), cross streets: Wiggins, Green, Quarry, Maclean Streets & Shirley Court;
    - (1109-7-S17) Witherspoon Street (both sides), cross streets: Maclean, Lytle & Clay Streets, Leigh, Birch & Franklin Aves. & Witherspoon Street;
  - Individual Structure Survey Form:
    - (1109-7-I2) Dorthea's House, 22 John Street;
    - (1109-7-I3) 133 John Street;
  - SA7 Map;
- 4. NJDEP, Office of New Jersey Heritage letter of February 22, 1990;
- 5. NJDEP, Office of New Jersey Historic Preservation Office letter of August 9, 1994.
- 6. Portions of the Princeton Land Use Ordinance:
  - Sec. 10B-2.1. Definitions;
  - Sec. 10B-392. Procedures for Recommending Designation of a Historic Site, Structure, or Feature, Historic Preservation District or Historic Preservation Buffer District;
  - Sec. 50B-394. Criteria for Designating Historic Sites, Structures, and Features and Historic Preservation Districts or Buffer Districts.

cc: Princeton Historic Preservation Commission (HPC) Members  
File, correspondence



SEE KEY MAP 1



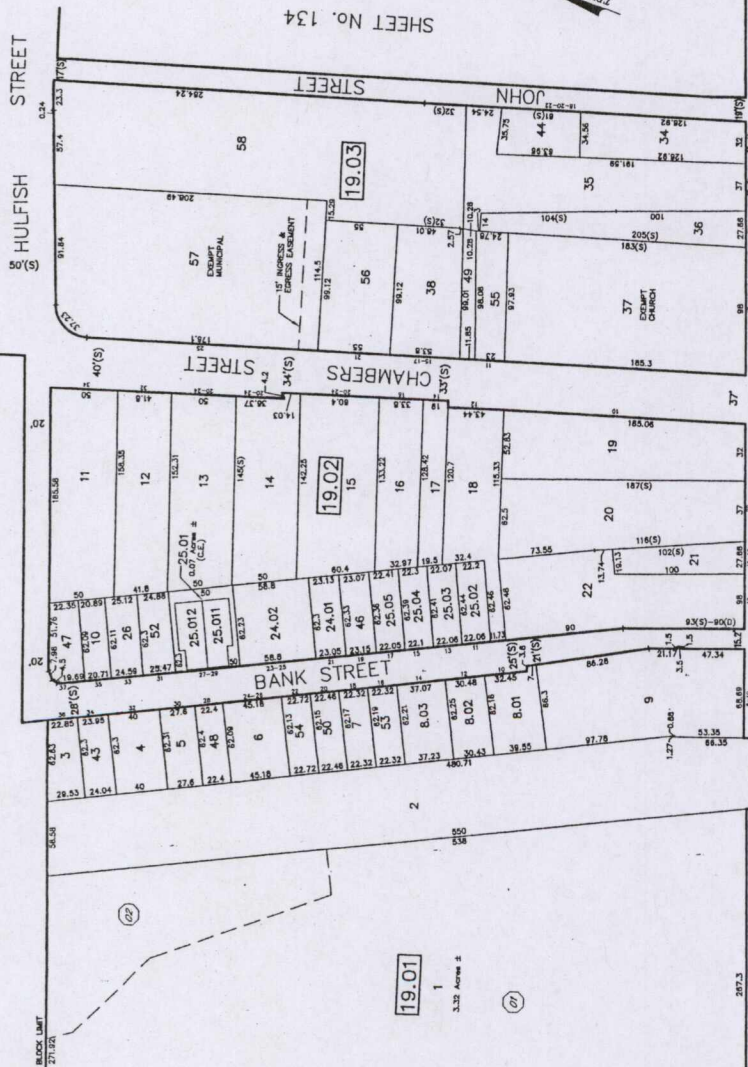
**TAX MAP**  
**PRINCETON**  
MERCER COUNTY, NEW JERSEY  
OCTOBER, 2012  
SCALE: 1" = 800'  
DAVID B. DIXON, PLS  
Professional Land Surveyor N.J. Lic. No. 27282  
OMLAND ENGINEERING ASSOCIATES, INC.  
CEDAR KNOLLS, NEW JERSEY  
To Show Conditions as of October, 2012

THIS MAP IS A REPRESENTATION OF THE TAX MAP OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, AS OF OCTOBER, 2012. IT IS NOT A SURVEY MAP AND DOES NOT SHOW THE EXACT BOUNDARIES OF THE TOWNSHIP. THE TOWNSHIP ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE TAX MAP OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, AS OF OCTOBER, 2012.

DEC 18 2012  
DATE



SHEET No. 134

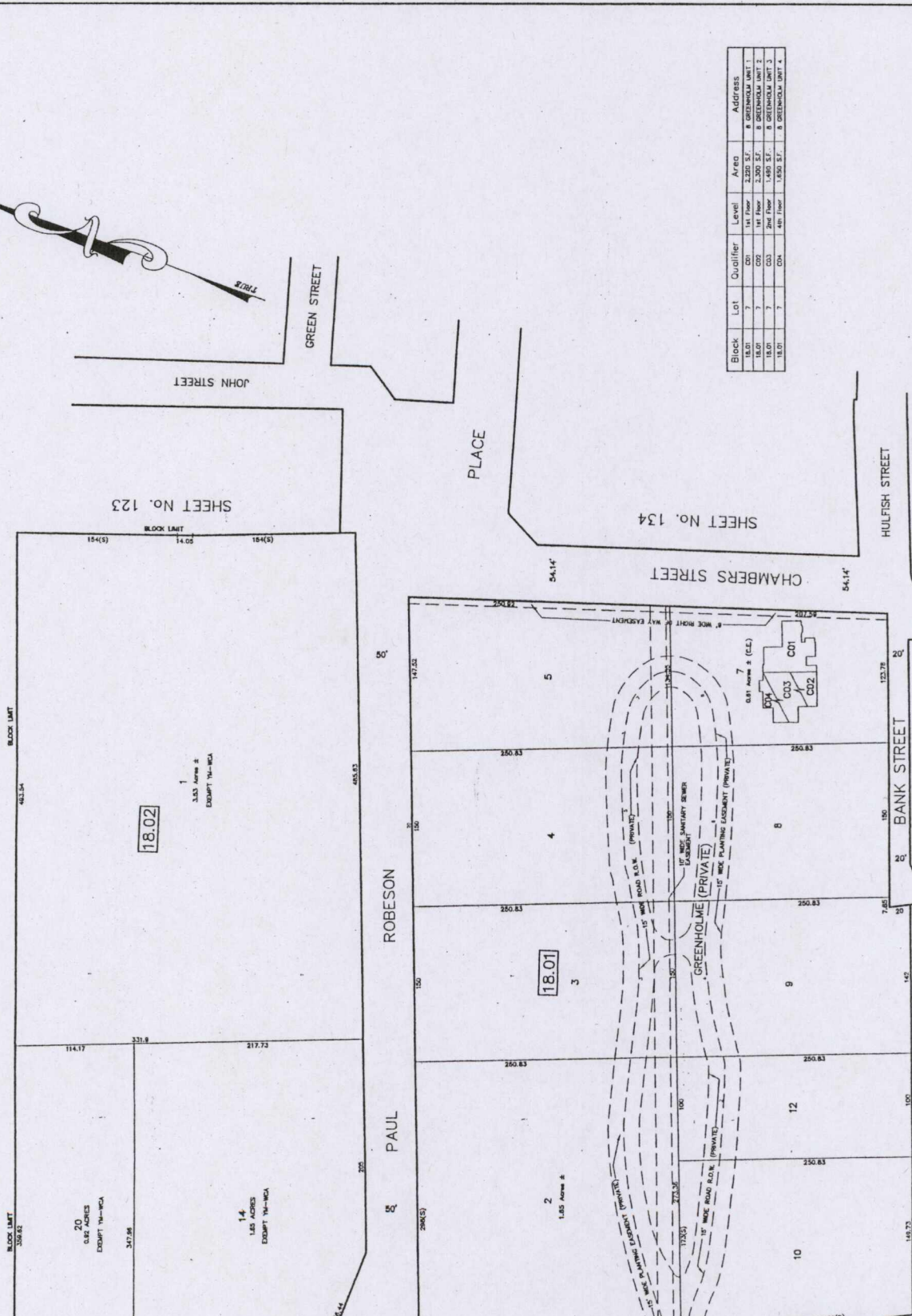


Block	Lot	Qualifier	Area	Address
18.02	25.01	001	1,792 S.F.	27 BANK STREET
18.02	25.02	002	1,792 S.F.	29 BANK STREET

Princeton Qualifiers			
Trustees of Princeton University			
BLOCK	LOT	Qualifier Building Association	Acreage
19.01	1	C01 PALMER HOUSE	2.97±/-Ac.
		C02 PALMER COTTAGE	0.35±/-Ac.



SHEET No 122

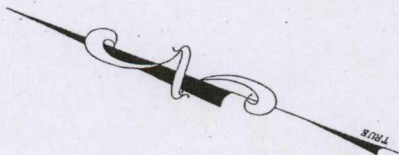


Block	Lot	Qualifier	Level	Area	Address
18.01	7	CO1	1st Floor	2,200 S.F.	8 GREENHOLM UNIT 1
18.01	7	CO2	1st Floor	2,200 S.F.	8 GREENHOLM UNIT 2
18.01	7	CO3	2nd Floor	1,400 S.F.	8 GREENHOLM UNIT 3
18.01	7	CO4	4th Floor	1,400 S.F.	8 GREENHOLM UNIT 4

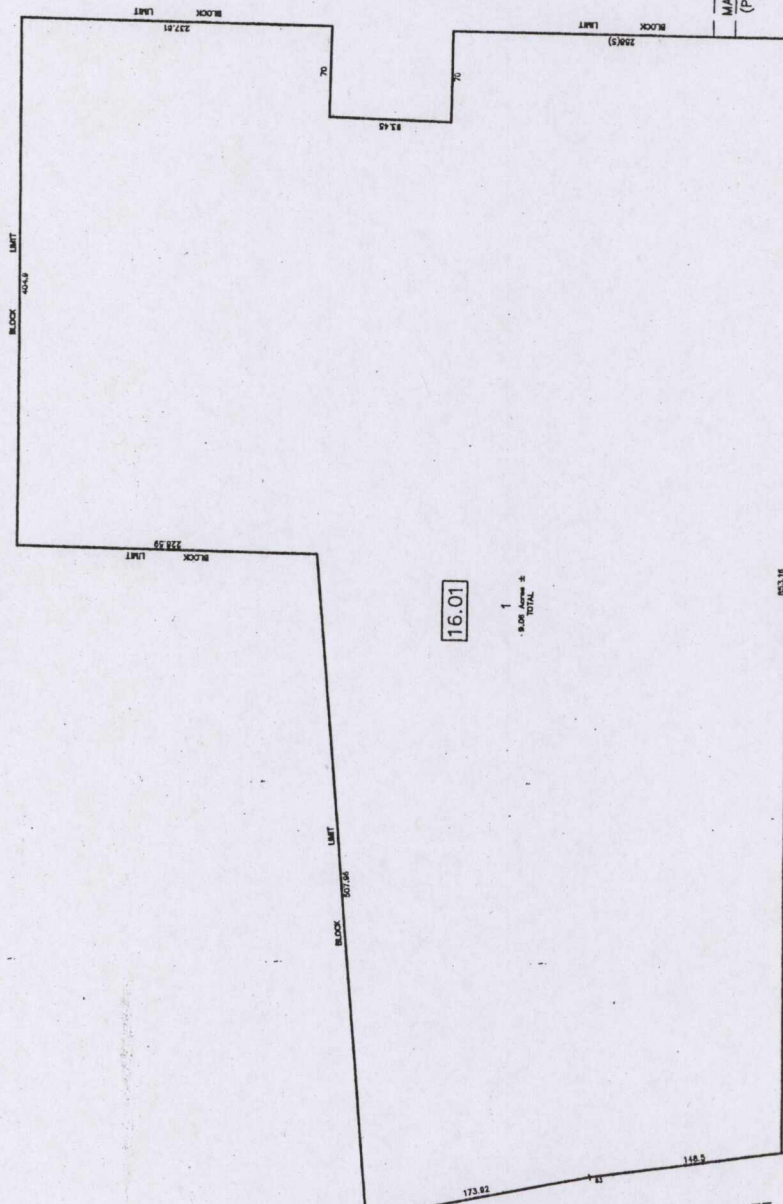
**TAX MAP**  
**PRINCETON**  
MERCER COUNTY, NEW JERSEY  
SCALE: 1" = 50'  
OCTOBER, 2012  
Professional Land Surveyor N.J. Lic. No. 27282  
OMLAND ENGINEERING ASSOCIATES, INC.  
CEDAR KNOLLS, NEW JERSEY  
To Show Conditions as of October, 2012

**CONSOLIDATION**  
NOT BEING SUBMITTED TO THE TREASURY  
DEPARTMENT FOR REVIEW AND APPROVAL  
APPROVED AS A TAX MAP AND SECTION  
OF THE TAX MAP ACT OF 1954, AS AMENDED  
FOR THE DIRECTOR, DEPARTMENT OF TREASURY  
DATE: DEC 18 2012  
APPROVAL: [Signature]  
10.12





SHEET No. 120



SHEET No. 123

MARCEM'S COURT  
(PRIVATE)

SHEET No. 132

# TAX MAP PRINCETON

MERCER COUNTY, NEW JERSEY  
SCALE: 1" = 50'  
OCTOBER, 2012  
DAVID B. DIXON, PLS  
Professional Land Surveyor N.J. Lic. No. 27282  
OMLAND ENGINEERING ASSOCIATES, INC.  
CEDAR KNOLLS, NEW JERSEY  
To Show Conditions as of October, 2012

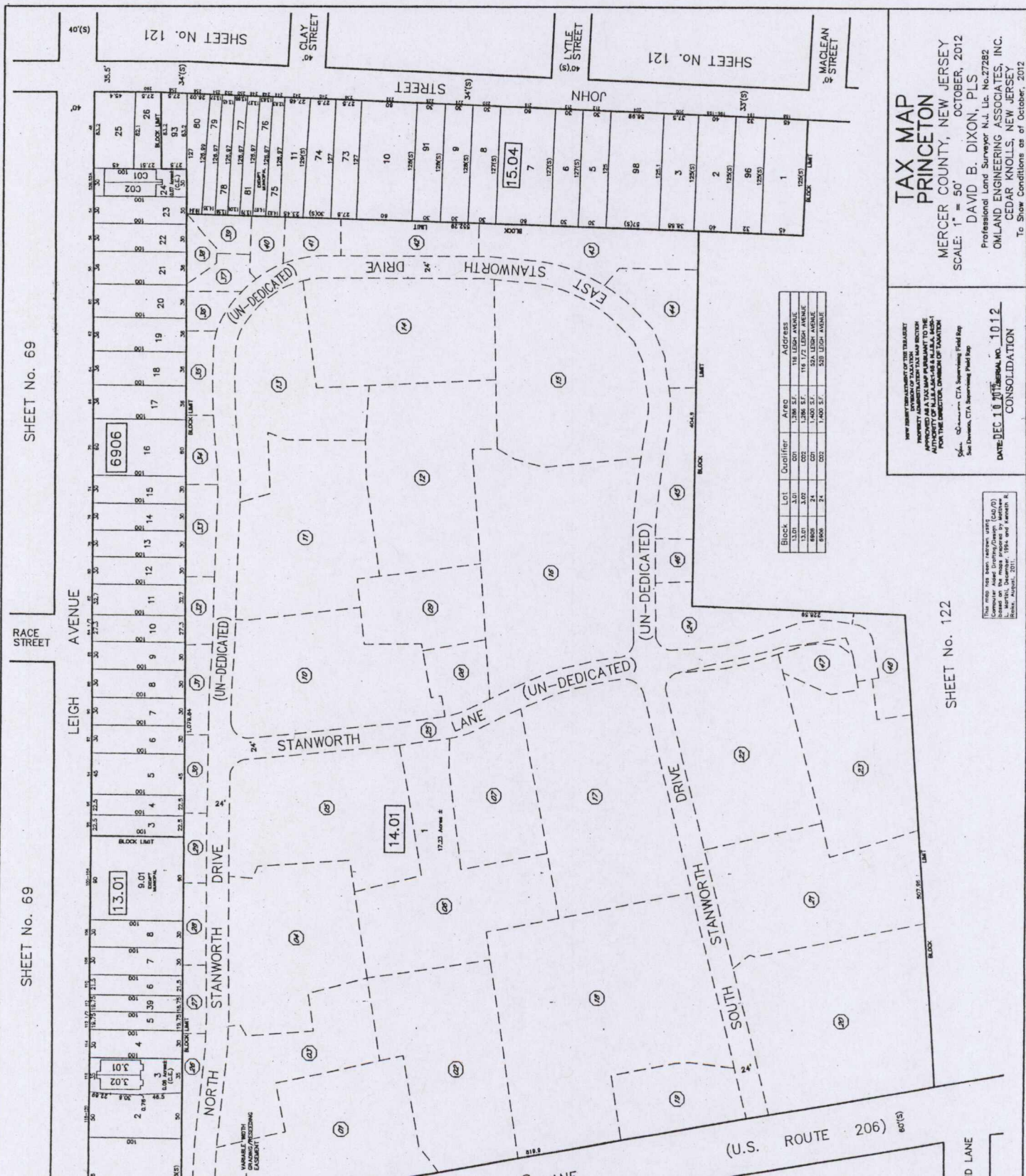
NEW JERSEY DEPARTMENT OF TREASURY  
DIVISION OF TAXATION  
APPROVED AS A TAX MAP PURSUANT TO THE  
ACTS OF APRIL 15, 1954 (P.L. 1307) AND  
JUNE 15, 1964 (P.L. 1000)

San Lorenzo, CTA Supervising Field Rep  
San Lorenzo, CTA Supervising Field Rep

DATE: DEC 10 2012  
SHEET NO. 1012  
CONSOLIDATION

This map has been reviewed and  
approved by the Department of Treasury  
and the Department of Transportation  
and is hereby certified to be correct  
as shown on the map prepared by  
DAVID B. DIXON, PLS.





**TAX MAP**  
**PRINCETON**  
MERCER COUNTY, NEW JERSEY  
SCALE: 1" = 50'  
OCTOBER, 2012  
DAVID B. DIXON, PLS  
Professional Land Surveyor N.J. Lic. No. 27282  
OMLAND ENGINEERING ASSOCIATES, INC.  
CEDAR KNOLLS, NEW JERSEY  
To Show Conditions as of October, 2012

NEW FERRY DEPARTMENT OF THE TREASURY  
DIVISION OF TAXATION  
PROPERTY ASSESSMENT AND TAX MAP SECTION  
APPROVED AS A TAX MAP PURSUANT TO THE  
AUTHORITY OF PUBLIC LAWS 48-1 AND 48-2  
FOR THE DIRECTOR, DIVISION OF TAXATION

*John C. ...* CTA Supervising Field Rep  
See Division, CTA Supervising Field Rep

DATE DEC 10 2012 1012  
CONSOLIDATION

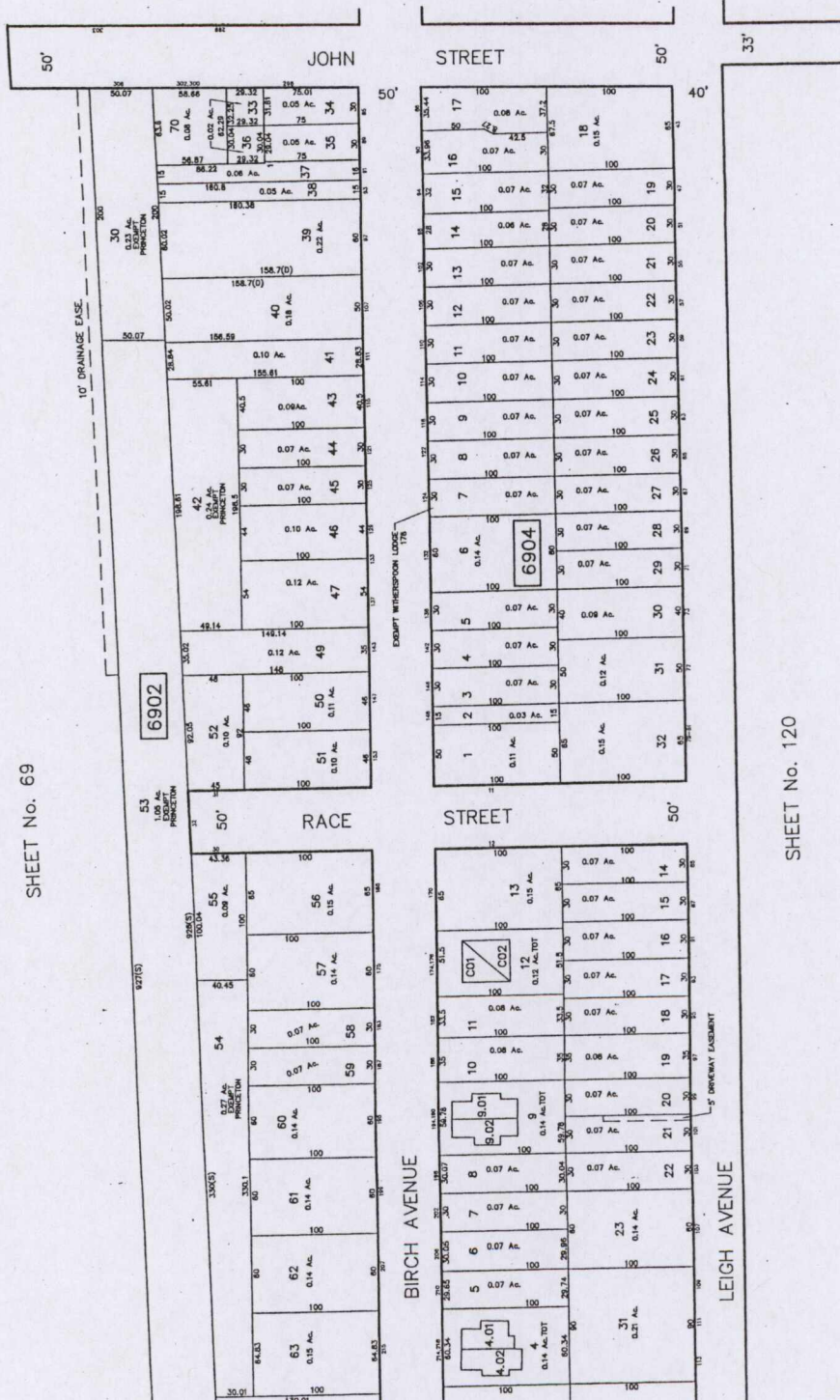
This map has been redrawn using Computer Aided Drafting/Design (CAD/D) based on the maps prepared by Matthew L. Martini, December, 1994 and Kenneth R. Meeke, August 2011.



SHEET No. 69

SHEET No. 69.02

SHEET No. 120



Block	Lot	Qualifier	Area	Address
6903	4.01	001	756 S.F.	218 BRICK AVE
6903	4.02	002	756 S.F.	214 BRICK AVE
6903	9.01	001	1,440 S.F.	190 BRICK AVE
6903	9.02	001	1,416 S.F.	184 BRICK AVE
6903	12	001	1,408 S.F.	178 BRICK AVE

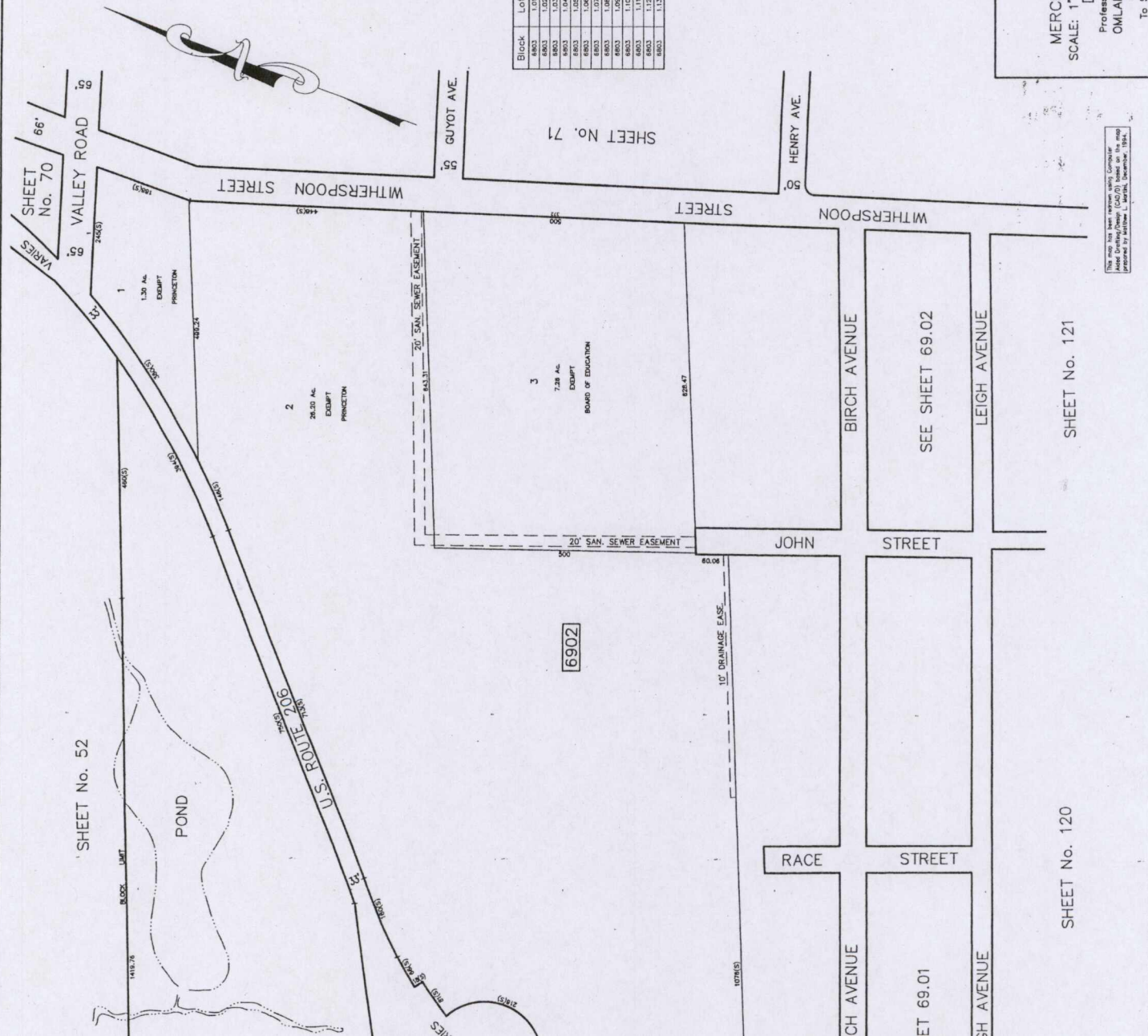
**TAX MAP**  
**PRINCETON**  
MERCER COUNTY, NEW JERSEY  
SCALE: 1" = 50'  
OCTOBER, 2012  
DAVID B. DIXON, PLS  
Professional Land Surveyor N.J. Lic. No. 27282  
OMLAND ENGINEERING ASSOCIATES, INC.  
CEDAR KNOLLS, NEW JERSEY  
To Show Conditions as of October, 2012

**CONSOLIDATION**  
NEW JERSEY DEPARTMENT OF TREASURY  
PROPERTY TAXATION DIVISION  
APPROVED AS A TAX MAP PURSUANT TO THE  
AUTHORITY OF N.J.S.A. 54-18.1 & N.J.S.A. 54-18.1  
FOR THE CONSOLIDATION, REVISION OF THE  
MAP  
By: [Signature] CTA Supervising Field Map  
[Signature] CTA Supervising Field Map  
DATE: DEC 10 2012  
ORIGINAL NO. 1012

This map has been reviewed, and is complete.  
[Signature] [Title]  
[Signature] [Title]



REVISIONS	
DATE	LS NAME

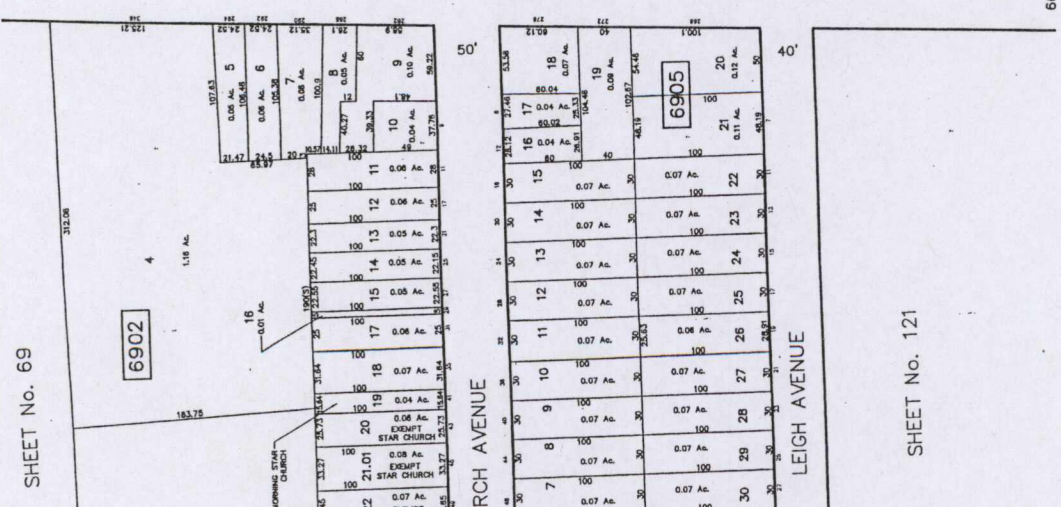


Block	Lot	Qualifier	Area	Address
6803	1.01		1,081 S.F.	20 MOUNTAIN AVE
6803	1.02		1,081 S.F.	22 MOUNTAIN AVE
6803	1.03		1,081 S.F.	24 MOUNTAIN AVE
6803	1.04		1,081 S.F.	26 MOUNTAIN AVE
6803	1.05		1,081 S.F.	28 MOUNTAIN AVE
6803	1.06		1,081 S.F.	30 MOUNTAIN AVE
6803	1.07		1,081 S.F.	32 MOUNTAIN AVE
6803	1.08		1,081 S.F.	34 MOUNTAIN AVE
6803	1.09		1,081 S.F.	36 MOUNTAIN AVE
6803	1.10		1,081 S.F.	38 MOUNTAIN AVE
6803	1.11		1,081 S.F.	40 MOUNTAIN AVE
6803	1.12		1,794 S.F.	213 BAYARD LANE
6803	1.13		2,304 S.F.	221 BAYARD LANE

**TAX MAP**  
**PRINCETON**  
 MERCER COUNTY, NEW JERSEY  
 SCALE: 1" = 100'  
 OCTOBER, 2012  
 DAVID B. DIXON, PLS  
 Professional Land Surveyor N.J. Lic. No. 27282  
 OMLAND ENGINEERING ASSOCIATES, INC.  
 CEDAR KNOLLS, NEW JERSEY  
 To Show Conditions as of October, 2012

This map has been prepared with Computer Aided Drafting/Design (CAD/D) based on the map prepared by William L. Smith, December 1994.





**TAX MAP**  
**PRINCETON**  
MERCER COUNTY, NEW JERSEY  
OCTOBER, 2012  
SCALE: 1" = 50'  
DAVID B. DIXON, PLS.  
Professional Land Surveyor N.J. Lic. No. 27283  
OMLAND ENGINEERING ASSOCIATES, INC.  
CEDAR KNOLLS, NEW JERSEY  
To Show Conditions as of October, 2012

**CONSOLIDATION**  
THIS MAP IS A CONSOLIDATION OF THE TAX MAPS  
PREPARED BY THE TAX MAP COMMISSIONER  
APPROVED AS A TAX MAP PURSUANT TO THE  
PROVISIONS OF THE TAX MAP ACT OF 1954  
FOR THE COMMISSIONER OF TAXATION  
J. David Dixon, PLS.  
DATE: DEC 10 2012

69.02



[illegible]FRANKLIN  
AVENUE

SHEET No. 124

SHEET No. 125

SHEET No. 123

Block	Lot	Qualifier	Area	Address
15.01	104.01	C02	2,160 S.F.	16 LYVE STREET
15.01	104.02	C02	2,160 S.F.	18 LYVE STREET
15.02	109.01	C01	780 S.F.	90 CLAY STREET
15.02	109.02	C01	780 S.F.	82 CLAY STREET
15.02	109.03	C01	840 S.F.	94 CLAY STREET
15.02	109.04	C04	840 S.F.	96 CLAY STREET
15.03	49.01	C01	1,290 S.F.	230 49th STREET
15.03	49.02	C02	1,290 S.F.	232 49th STREET
15.03	49.03	C03	1,290 S.F.	234 49th STREET
15.03	49.04	C03	1,290 S.F.	244 49th STREET

**TAX MAP**  
**PRINCETON**  
MERCER COUNTY, NEW JERSEY  
OCTOBER, 2012  
SCALE: 1" = 50'  
DAVID B. DIXON, PLS.  
Professional Land Surveyor N.J. Lic. No.27282  
OMLAND ENGINEERING ASSOCIATES, INC.  
CEDAR KNOLLS, NEW JERSEY  
To Show Conditions as of October, 2012

121

NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF TAXATION  
PROPERTY ADMINISTRATION TAX MAP SECTION  
APPROVED AS A TAX MAP FOR THE CITY OF  
AUTHORITY OF N.J.A.C. 17:27, A.G.S. 17:27  
FOR THE DIRECTOR, DIVISION OF TAXATION

Quezon, CTA Supervising Field Rep  
Quezon, CTA Supervising Field Rep

DATE: DEC 10 2017 SERIAL NO. 101  
CONSOLIDATION





Block	Lot	Qualifier	Level	Area	Address
17-02	49-01	001		2,433 S.F.	18 JAGGERS STREET
17-02	49-02	002		1,381 S.F.	18 JAGGERS STREET
17-02	49-03	003		1,381 S.F.	6 TONNEY LANE
17-03	85-020	004		1,391 S.F.	2 TONNEY LANE
17-03	85-020	002		1,391 S.F.	2 TONNEY LANE
17-03	85-020	003		1,391 S.F.	2 TONNEY LANE
17-03	85-020	014	1st Floor	1,890 S.F.	154 WILHELMSON STREET
17-03	85-020	015	2nd Floor	1,890 S.F.	154 WILHELMSON STREET
17-03	87-02	001		1,306 S.F.	7 JAGGERS STREET
17-03	87-02	002		880 S.F.	138 WILHELMSON STREET
17-03	87-04	004		600 S.F.	138 WILHELMSON STREET
17-03	87-05	006		600 S.F.	142 WILHELMSON STREET
17-03	87-05	007		1,536 S.F.	142 WILHELMSON STREET
17-03	116-0102	001		1,162 S.F.	20 MACLAREN STREET
17-03	116-0102	003		1,162 S.F.	18 MACLAREN STREET
17-03	116-0104	004		1,162 S.F.	18 MACLAREN STREET
17-03	116-0104	006		1,162 S.F.	18 MACLAREN STREET
17-03	116-0104	008		1,162 S.F.	18 MACLAREN STREET

NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF TAXATION  
PROPERTY TAX SECTION  
APPROVED AS A TAX MAP PURSUANT TO THE  
PROVISIONS OF P.L. 1997-10, CHAPTER 123, N.J.A.C.  
17:27, AND THE LOCAL GOVERNMENT LAW, N.J.A.C.  
17:27, BY THE DIRECTOR, DIVISION OF TAXATION

*Submitted: CTA, Superintending Field Map*  
*See Location: CTA Superintending Field Map*

**TAX MAP  
PRINCETON**

**MERCER COUNTY, NEW JERSEY**

**SCALE: 1" = 50'**

**OCTOBER, 2012**

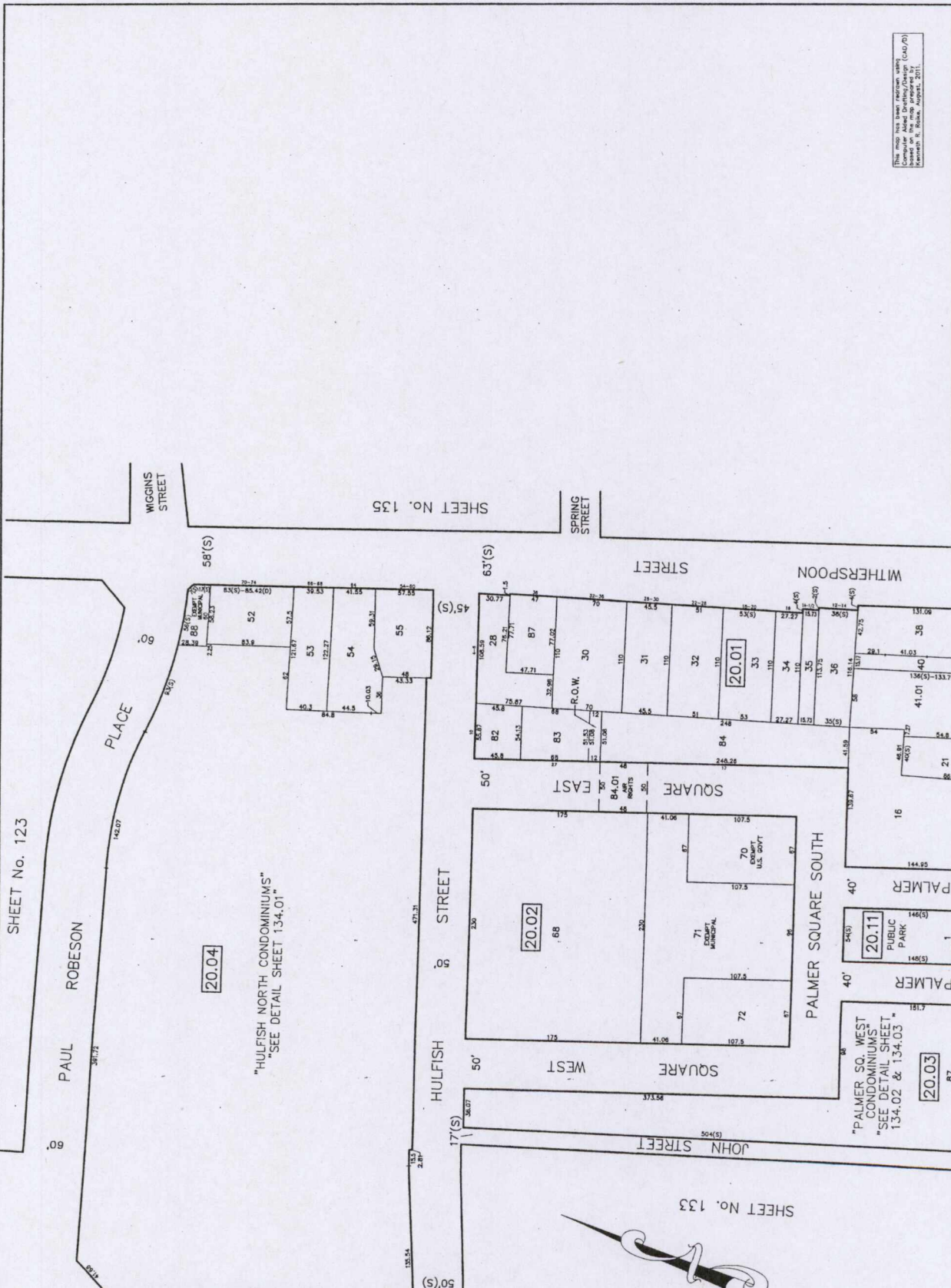
**DAVID B. DIXON, PLS**  
Professional Land Surveyor N.J. Lic. No. 27282  
OMLAND ENGINEERING ASSOCIATES, INC.  
CEDAR KNOLLS, NEW JERSEY

To Show Conditions as of October, 2012

**CONSOLIDATION**

**DATED: DEC. 10, 2012, SERIAL NO. 1012**





**CONSOLIDATION**

MAP JERSEY COUNTY, NEW JERSEY  
PROPERTY ADMINISTRATION & TAX MAP SECTION  
OFFICE OF THE COUNTY CLERK  
JERSEY COUNTY, NEW JERSEY  
FOR THE DIRECTOR, DEPARTMENT OF TREASURY  
DATE: DEC 10 2012  
SHEET NO. 1012

**TAX MAP**  
**PRINCETON**  
MERCER COUNTY, NEW JERSEY  
SCALE: 1" = 50'  
OCTOBER, 2012  
DAVID B. DIXON, PLS.  
Professional Land Surveyor N.J. Lic. No. 27282  
OMLAND ENGINEERING ASSOCIATES, INC.  
CEDAR KNOLLS, NEW JERSEY  
To Show Conditions as of October, 2012



**BLACK HISTORIC SITES IN NEW JERSEY**

Final Report of Project

OHP-I82-3

submitted by

**THE NEW JERSEY HISTORICAL COMMISSION**

October 12, 1984



## MERCER COUNTY (16)

### HOPEWELL:

#### Honey Hollow settlement site

L?

This nineteenth-century black settlement in the hills of Hopewell township disappeared about 1900.

### PENNINGTON:

#### Bethel AME Church 246 South Main Street

1108-BS-1  
E

This church has been at the center of Pennington's small black community since the middle of the nineteenth-century. **Bibl: 124**

### PRINCETON BORO:

#### Bainbridge House 158 Nassau Street

1109-BS-1  
E

At the outbreak of the Revolution a black man named Prime lived here as a slave to a Loyalist whose estate was forfeited during the war. In 1786 Prime successfully petitioned the state legislature for his freedom.

#### Douglass Hall 184 Witherspoon Street

1109-BS-2  
E

This building was built in 1878 to house Princeton's black public school, succeeding an earlier building along Witherspoon Street. It continued as a school until about 1910 when a larger school along Quarry Street was built to replace it (see Witherspoon-John streets neighborhood). **Bibl: 9, 207**

#### Mount Pisgah AME Church 170 Witherspoon Street

1109-BS-3  
E

This church was founded early in the nineteenth century. AME conference records indicate there were thirty-three Princeton communicants by 1818. The church apparently was formally established in 1832. The cornerstone of its present edifice was laid in 1860 (see Sampson Peters residence, Trenton). **Bibl: 124, 152**

#### Paul Robeson birthplace 110 Witherspoon Street

1109-BS-4  
E

Anthony Simmons, a local black caterer, owned this house in the nineteenth century and bequeathed it to the Witherspoon Street Presbyterian Church to serve as a manse.



Reverend William Drew Robeson and his family lived here during his pastorate. His son, Paul Robeson (1898-1976), famous black actor, athlete, singer, and political activist, was born here. Paul attended the segregated public school on Green Street. When Reverend Robeson joined the AME Zion Church the family moved first to Westfield, then to Somerville. The Robesons retained many friends in Princeton, however, and returned often to visit them. Paul Robeson's book, Here I Stand (1958), contains an account of the family's experiences in Princeton (see Witherspoon Street Presbyterian Church; Saint Thomas AME Zion Church, Somerville, Somerset County). **Bibl: 160, 176**

#### **Betsey Stockton residence**

**L?**

Betsey Stockton (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 (see Witherspoon-John streets neighborhood). **Bibl: 129**

#### **Witherspoon Street Presbyterian Church 126 Witherspoon Street**

**1109-BS-5  
E**

This congregation, one of two black Presbyterian churches in New Jersey begun in the 1830s, was organized in 1837 by the black members forced to leave the First Presbyterian Church of Princeton. The present sanctuary was built in 1840. Betsey Stockton, who may have been the first black Presbyterian missionary in the United States, was an early member of this church. Reverend William Drew Robeson, father of Paul Robeson, led this church from about 1880 to 1902 (see Paul Robeson birthplace; Plane Street Presbyterian Church, Newark, Essex County). **Bibl: 108, 129, 146, 160, 176**

#### **Witherspoon-John Streets neighborhood Witherspoon and John Streets from Paul Robeson Place to Birch Avenue**

**1109-BS-6  
E**

Black people have lived in Princeton since the middle of the eighteenth century. During the last years of the century free black families began to reside along "African Lane," the present Witherspoon Street. "John's alley," later John Street, also was established about 1800. Caesar Trent acquired a quarter-acre lot along Witherspoon just north of Nassau Street about 1792, and became a firewood dealer. Thought to have been an African native, he was remembered for the "Anglo-African" speeches he delivered during annual July 4th celebrations. Jack Hollinshead, one of Trent's contemporaries, was head waiter for the College of New Jersey. After 1810, as slave manumissions increased in nearby parts of Somerset and Middlesex counties, blacks in growing numbers moved to Princeton. Some started small businesses. Anthony Simmons, one of the leaders of this community until his death after the Civil War, opened a store about 1821. Slightly earlier, itinerant ministers of the African Methodist Episcopal Church began to preach here. They reported 33 followers in 1818. The Mount Pisgah AME Church was officially organized in 1832. About 1835, through the influence of Simmons



and others, a school for black children was opened in a building along Witherspoon Street owned by the First Presbyterian Church. Betsey Stockton (1798-1865), a former Presbyterian missionary, taught this school from its inception until about 1855. In 1840, the black members of the First Presbyterian Church established the Witherspoon Street Presbyterian Church. A portion of the elder church's graveyard was set aside for black burials. As the community population grew, John Street was extended northward and side streets were opened to link it to Witherspoon. Green and Quarry streets were well established by 1852, and Maclean and Lytle streets were added before 1874. Clay Street, Leigh and Birch avenues were all opened shortly after 1900. Onque Lane, (now Witherspoon Lane), east of Witherspoon Street, was opened and named for one of Princeton's oldest black families. Though many Italian immigrants settled here after 1900, the Witherspoon-John streets neighborhood has consistently remained a largely black neighborhood, and it has been the principal residential area for black people in Princeton since the 1790s (see Douglass Hall, Mount Pisgah AME Church, Paul Robeson birthplace, Betsey Stockton residence, Witherspoon Street Presbyterian Church). **Bibl: 28, 35, 103, 160, 176, 214**

## TRENTON:

**Public School Number 14**  
**81 Bellevue Avenue**

**1111-BS-1**  
**E**

This two-story, brick building is the oldest surviving of the series of structures that housed Trenton's nineteenth-century segregated school. Public School No. 14, sometimes simply called the "colored school," was built during the late-1880s to allow the segregated classes to be relocated from the house in which they were temporarily quartered during the early 1880s, at 13 Bellevue Avenue. That house, in turn, had replaced a small wood frame school building of two rooms located on Ringold Street, which had been used during the 1870s. Neither of those two earlier school buildings still stand. Agitation by black families in 1880 to replace the Ringold Street school, however, eventually led to the construction of this school on Bellevue Avenue. Public School No. 14 remained segregated well into the twentieth century. Today, no longer used as a school, the building houses the King David Free & Accepted Masons P.H.A. Lodge No. 15. **Bibl: 160, 207**

**Carver Center**  
**40 Fowler Street**

**1111-BS-2**  
**E**

Built in 1925, this building has served as headquarters for a succession of black community organizations, including the NAACP, YMCA, and the New Jersey Federation of Colored Women's Clubs.

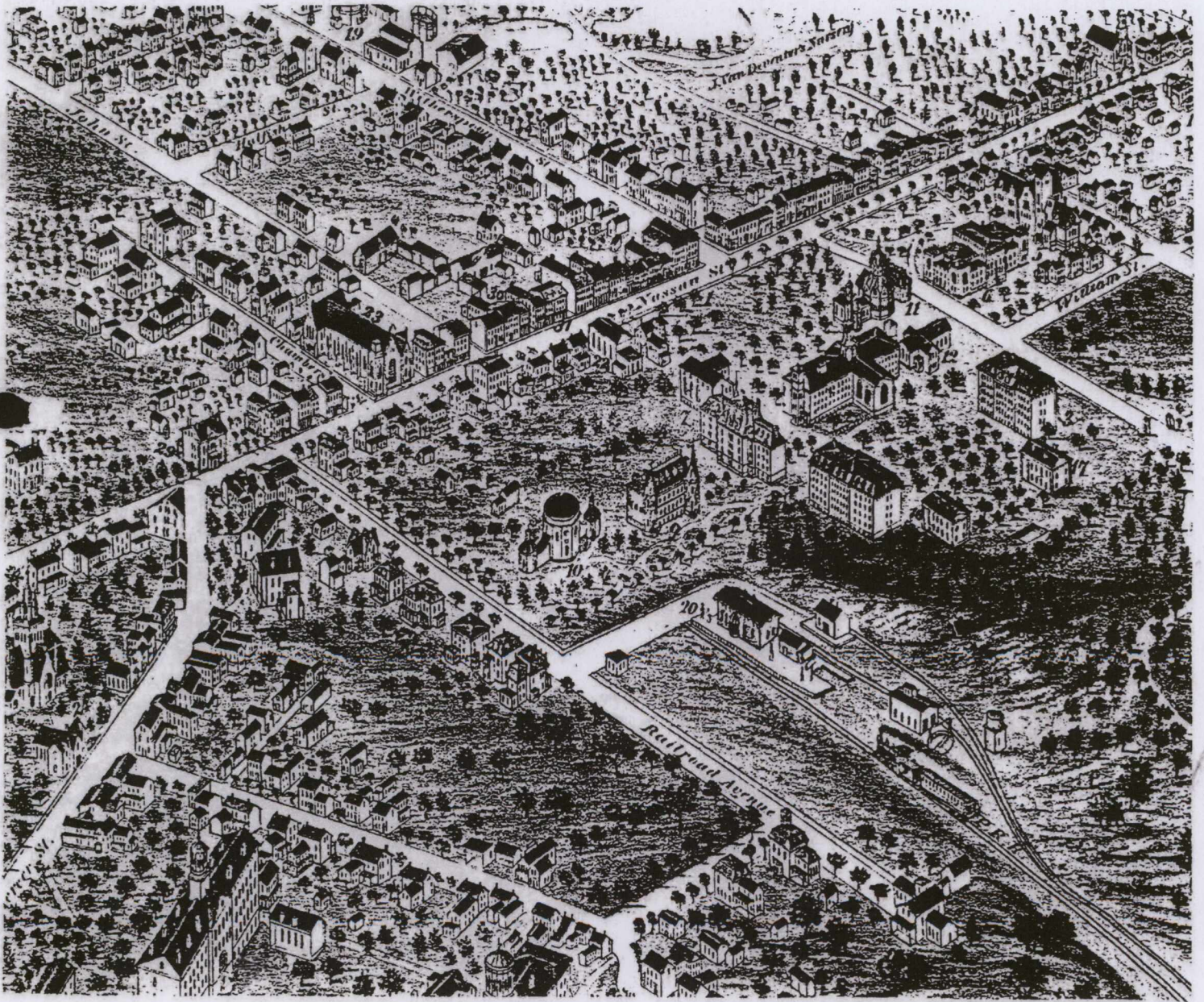
**Grand Lodge Masonic temple**  
**44 Pennington Avenue**

**1111-BS-3**  
**E**

The United Grand Lodge Free and Accepted Masons of the State of New Jersey (Prince Hall Affiliation) built this temple for their state-wide headquarters in 1928. The United Grand Lodge was the state-wide ruling body among black Masons. The building has



The  
PRINCETON  
ARCHITECTURAL SURVEY



Princeton Joint Historic Sites Commission  
1981



## SURVEY AREA #7

SA 7 includes the neighborhood of Witherspoon and John Streets from Paul Robeson Place north to Community Park, the Avalon site where the YM/WCA now stands, the Stanworth Apartments, and Leigh and Birch Avenues. Merwick, since it is the only remaining site on the east side of Bayard Lane to retain structures associated with the property from its days as an estate, has been placed into SA 1.

SA 7, or more particularly the Witherspoon/John Street section of it, is the remaining part of what has been for approximately 200 years the historic black neighborhood of Princeton Borough. This neighborhood has also included the small lanes on the easterly side of Witherspoon in SA 8 -- Shirley Court and Witherspoon Lane, and a black cemetery now part of Princeton cemetery. The black community has also included Leigh and Birch Avenues, though these have been shared with the Italian immigrant community.

Of all the survey areas of Princeton, SA 7 is among the most scantily treated in the published historical literature. As a result, this chapter is perhaps the weakest, with one exception, of those concerning an individual survey area. In the main, white historians knew little about the neighborhood, and wrote less. Almost alone as an exception, Hageman dealt at reasonable length with the two black churches, and the early origin of some of the streets, and a biographical note or two about the most famous black citizens. In 1913, Anna Bustill Smith published her brief Reminiscences of Colored People of Princeton, N.J., 1800-1900, based in part on Hageman's work. Much later, her cousin, Paul Bustill Robeson, wrote an unflattering memoir of the disadvantages blacks faced in Princeton during his youth. Fortunately, Paul Robeson's life has attracted a biographer who is investigating further the black-and-white Princeton that he knew.

The earliest features of SA 7 began to evolve in the 18th century. By the mid-18th century, Princeton village was establishing itself as an overnight stop



for the New York - Philadelphia stage lines. An unusually large number of taverns were permitted there. Associated with them must have been liveryies, harness makers, blacksmiths and farriers, bakers, butchers, and shops of the many other trades that would have taken clients from the stage or tavern business. The black neighborhood in Princeton, according to one untested hypothesis, may have originated with the blacks employed in these local businesses. Countering this thought is the suggestion that many if not most of the traditional black surnames are of Dutch derivation, from families in the Griggstown vicinity, signalling that slaves probably came to Princeton after the Revolution. However this problem of interpretation is eventually resolved, by 1800 Princeton had a thriving black community. Witherspoon Street, which had been surveyed in 1755 so that the cupola of Nassau Hall would be in view, became known as African Lane by 1804. John's Alley, forerunner of John Street, also made its first appearance by 1800. It seems possible that the pre-1830 black community lived entirely south of the present Paul Robeson Place, therefore not in SA 7 at all, but more research must be undertaken before such a conclusion can be demonstrated.

SA 7, however, comes clearly into the picture in the 1830's, when the white congregants of the First Presbyterian Church moved to exclude the black members. As Hageman gently makes clear, the blacks were encouraged to organize their own congregation and call their own pastor. Contributions from whites were responsible both for securing the lot on which the Witherspoon Street Presbyterian Church stands and largely for paying for the building. As a result, few Princeton blacks had the chance to worship in the new Greek-revival church designed by Thomas V. Walter and built by Charles Steadman that the white Presbyterians were simultaneously building on Nassau Street. The Mount Pisgah African Methodist Episcopal Church built its present sanctuary about 1860. Further definition of the neighborhood came in the 1830's and '40's when some of the side streets were established. The 1852 Borough map shows both Green and Quarry Streets with a number of houses along each. Much



of the earliest real estate activity may have been speculative, since whites owned almost all the property in the beginning. Quickly, however, numerous small, 2-story houses were built. These houses still characterize much of the neighborhood. The Witherspoon/John Streets neighborhood, contemporarily with Mercer and Alexander Streets and Library Place and Edgehill Street, was turning Princeton away from its complete dependence on Nassau Street.

Whether the Witherspoon/John Street neighborhood evolved as a fully segregated one has not been demonstrated. By the Civil War, however, it was no doubt the home for most of Princeton's 600 or so blacks. Maclean Street was added by 1860, Lytle Street by 1874. (Clay Street did not appear on maps until 1905.) About 1873, during the Reconstruction era, Princeton built the present 184 Witherspoon, at the northwest corner of Witherspoon and Maclean Streets, as a segregated school for black children. Segregated schools were outlawed in New Jersey in 1882, but as late as about 1910 black students were not allowed to attend Princeton High School. Paul Robeson was one of those denied.

The Italian immigration to Princeton got underway in the 1890's, and many Italian families moved into the Witherspoon/John Street neighborhood. That the Italians were the first ethnic group to join the black population or whether the Irish preceded them before the Civil War was not learned during this survey. For the most part, the Italians were recruited by Princeton University to perform the stone masonry and carpentry for its Collegiate Gothic buildings. An extraordinary disproportion of the Italians men, therefore, were engaged in the building trades. They arrived at a time when Albert S. Leigh was subdividing his land between Witherspoon and Elm Streets north of Lytle. Previously he had operated a slaughterhouse north of Lytle and west of Witherspoon. The subdivision occurred by 1905, since it shows up on the map of that year. By 1906 a few houses, including the 5-unit row-house at #102 stood along a new street called Leigh Avenue. A proposed street



(Birch Avenue) simply designated as "(Arbitrary) C. St." (sic) was planned to the north of Leigh through the slaughterhouse property. Whether the slaughterhouse employed many blacks or Italians is not presently known.

The Princeton History Project has learned, however, that about 1910 Leigh Avenue was the site of the "Charcoal Inn," the first saloon in Princeton operated by blacks. North of that street was the trolley right-of-way. The New Jersey and Pennsylvania Traction Company established a trolley to Trenton about 1903-04. The track took a sharp turn westward at about the present Princeton Packet office, where rails exposed in the bed of Witherspoon Street still mark the site.

The years to 1930 nearly witnessed the full development of the northern streets of the neighborhood. By 1911, Birch Avenue became established, at least between Witherspoon and John Streets. Leigh continued to operate his slaughterhouse on the north side, but two houses stood by that date on the south side. They were the only two houses along Birch. West of John Street, Birch was still undeveloped, and only the south side is shown as subdivided into building lots. Leigh Avenue was much more heavily built up. The Sanborn map shows 16 single-family houses along Leigh, 7 double houses, the 5-unit rowhouse plus a 4-unit rowhouse, and one grocery store. According to the Princeton History Project, however, one of the houses may have been operated as the "Charcoal Inn." The slaughterhouse was discontinued after 1911 and some of its buildings were demolished by 1918. Two or three of them were still standing in 1927. The 1927 Sanborn map was the latest one examined during this survey. It shows nearly the present level of development along the south side of Leigh Avenue, about half to two-thirds the present level along the north side, and no development along Birch west of Race Street.

Along the east side of Bayard Lane north of Paul Robeson Place, three residential estates formerly existed within SA 7. Of these, Merwick is the only one even remotely intact. The other two, "Avalon" and "Stanworth" have been completely transformed.



They stood on the northerly side of Paul Robeson Place (formerly Avalon Place). Avalon was an 18th century house renovated and enlarged (moved?) in the 19th century. Toward the end of the century and into the 20th it was owned by Henry Van Dyke, famous author of best-selling novels. Van Dyke, in 1913, gave both money and property in memory of his wife, Dorothea, to build the Italian settlement house at 22 John Street widely known as Dorothea's House. Stanworth was built about 1876, with landscaped grounds by Frederick L. Olmsted. The site plan appears to some degree on the 1905 map, when the property was owned by William M. Sloane. During World War II Edgar Palmer owned Stanworth. At his death it passed to the University, which built the present apartment complex there in the late 1940's.



## STREETSCAPE SURVEY FORM

1109-7-56

STREET NAME: Green Street (both sides)

CROSS STREETS: John and Witherspoon Streets

MUNICIPALITY: Princeton Boro

COUNTY: Mercer

## DESCRIPTION/SIGNIFICANCE:

Greater width and more trees characterize Green Street and make it different from neighboring streets to the north. Cut through during the first half of the the 19th century, Green Street and Jackson, its neighboring street to the south (obliterated when Palmer Square was completed), were the oldest streets in this enclave. After Witherspoon, Green displays the oldest houses, with roughly 70% predating 1880. More than any other street in this neighborhood, Green Street possesses the small town ambience which must have been common in Princeton over 100 years ago. There are a few vernacular Greek Revival, 3-bay, 2-story houses with added porches, and a mixture of buildings from the 1880's - 3 bays,  $2\frac{1}{2}$  stories, gable ends facing the street. While most buildings have lost their original surface materials, two still retain their ornate porch brackets (#s 14 and 20). Set back from the street, with small front lawns, these houses are generally set on small lots. The rhythm of the street is broken by houses having double lots such as #s 14-16 and 25-29. Greater variety exists here than on any other street in the neighborhood, and each building is very well maintained. The majority are single-family houses. The west vista is closed by Dorothea House, a settlement house for Italians in the Princeton area, a stucco 2-story building built in 1913.

APPROXIMATE NUMBER OF BUILDINGS: 21PHYSICAL CONDITION OF BUILDINGS: Excellent      % Good 100 % Fair      % Poor      %REGISTER ELIGIBILITY: Yes X Possible      No      Part of Larger District XTHREATS TO STREET: Roads      Development      Zoning      Deterioration      No Threat X Other     

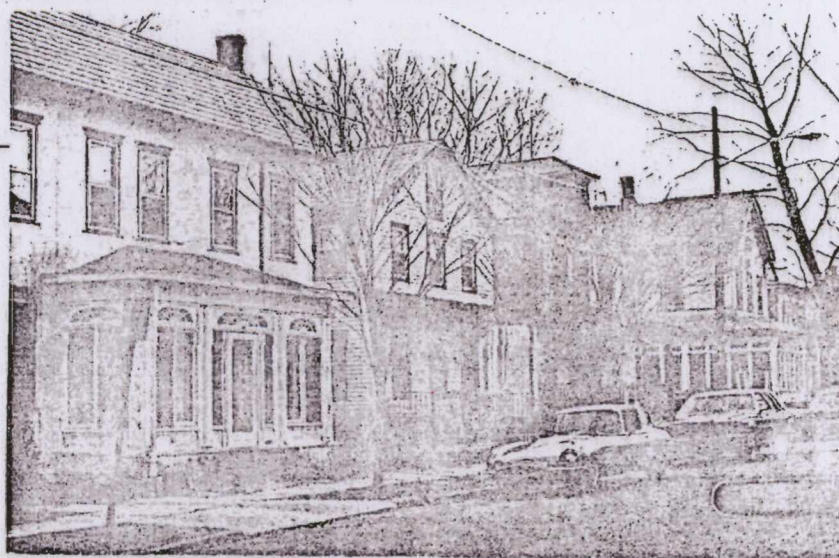
## COMMENTS:

Hageman (Vol. 2, p. 15): "Named after James S. Green who was one of a company - which opened Jackson, Green, and Quarry Streets over the Ferguson tract of land."

MAP:

SLIDES:

REFERENCES:



RECORDED BY: Harris

DATE: Summer, 1980

ORGANIZATION:



7-024  
0  
HISTORIC PRESERVATION SECTION, 109 WEST STATE STREET, TRENTON, NEW JERSEY (609) 292-2023

STREETSCAPE SURVEY FORM

STREET NAME: John Street (both sides)

CROSS STREETS: Wiggins Street north to Borough

MUNICIPALITY: Princeton Boro

COUNTY: Mercer

Line

DESCRIPTION/SIGNIFICANCE:

John Street serves as the western boundary of the Witherspoon Street neighborhood, which has historically been Princeton's black and immigrant neighborhood. From Green to Clay the side streets that extend westerly from Witherspoon all terminate at John Street, and no other through streets extend westerly from there. John Street is narrow, carrying only northbound one-way traffic, and the houses along it date chiefly from the middle to late 19th C and present a mixture of styles. The streetscape consists of 2- and 2½-story houses on small lots, gables generally parallel to the street. The best way to approach this neighborhood is from Chambers Street or Paul Robeson Place to the south. In recent years the intersection of these two roads with John Street has been redesigned and landscaped into a shady and pleasant entrance. The First Baptist Church on the east side and Dorothea's House\* on the west side define this corner. Nos. 124-28 is a mixed-use building, nos. 125 and 133 retain their original porches. Full-width porches are common along the fronts of these buildings, though in some cases new materials have been substituted. Nos. 146-48, 150-52, and 154-56 are all double houses of mid-19th C construction. Nos. 155, 161, and 165 are 3-bay houses, also of mid-19th C construction, of varying setback. A few houses exhibit minor Italianate details, but most houses here have lost some or most of their original facade materials. Margerum Court extends from John Street westerly from John Street just north of the intersection of John and Quarry (see form 1109-7-S12). On the southeasterly corner of John and Maclean Streets stands the 3-story Masonic Temple. On the westerly side of John at Lytle Street a (continued)

APPROXIMATE NUMBER OF BUILDINGS: 60

PHYSICAL CONDITION OF BUILDINGS: Excellent      % Good 90 % Fair 10 % Poor      %

REGISTER ELIGIBILITY: Yes x Possible      No      Part of Larger District x

THREATS TO STREET: Roads      Development      Zoning      Deterioration x No Threat      Other x

COMMENTS: Climbing real estate values threaten to dislocate many of the current long-time residents and the neighborhood's traditional population of blacks.

MAP:

SLIDES:

REFERENCES:



RECORDED BY: Harris

DATE: Summer, 1980

ORGANIZATION:



vacant lot has been transformed through landscaping and paving into a pedestrian path to the Stanworth Apartments. Across the street is a community playground with swimming pool. Another playground, north of Clay Street contains two well-used asphalt-paved basketball courts. John Street terminates at Community Park, north of Birch Avenue.



STREETSCAPE SURVEY FORM

1109-7-58

STREET NAME: Leigh Avenue (both sides)  
MUNICIPALITY: Princeton Boro

CROSS STREETS: John and Witherspoon Streets  
COUNTY: Mercer

DESCRIPTION/SIGNIFICANCE:

This block of Leigh Avenue is lined on either side by small, vernacular, late-19th C. and early 20th C. houses (gable end to the street) on small lots. Lots on the southern side of the street are raised slightly so that flights of steps are necessary. These steps add to the visual rhythm along that side of the street created by the typical pattern of sheathing the frame houses: shingles in the gable down to the second floor level, clapboard on the first story. Nearly every one of these buildings has a full-width front porch, well used during the summer time. Most of the houses are single-family dwellings, except for #14-16, a four-family double house. Number 17 is a red brick one-story intrusion. Compared to other streets in this neighborhood Leigh Avenue houses retain more of their original cladding material - about 70% overall. The majority of homes derive from shingle or colonial revival influence. This street is more intact than others in the neighborhood, but this may be because it was cut through later. At the end of the block at John Street are a series of 19thC. stores, all vacant except for a laundromat. Across the street on the north side is a one-story stuccoed building which appears to have been a commercial building now used as a residence or professional office. Very few trees line the street - but some yards have trees and/or hedges around the property.

#30-32 \*

APPROXIMATE NUMBER OF BUILDINGS: 27

PHYSICAL CONDITION OF BUILDINGS: Excellent ☐ % Good ☐ % Fair ☐ % Poor ☐ %

REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☒ Part of Larger District ☐

THREATS TO STREET: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐ No Threat ☒ Other ☐

COMMENTS:

MAP:

SLIDES:

REFERENCES:



RECORDED BY: Harris  
ORGANIZATION:

DATE: Summer, 1980



## STREETSCAPE SURVEY FORM

1109-7-59

STREET NAME: Leigh Avenue (both sides)

CROSS STREETS: John Street to Bayard Lane

MUNICIPALITY: Princeton Boro

COUNTY: Mercer

## DESCRIPTION/SIGNIFICANCE:

This narrow, three-block long, one-way street is lined by  $2\frac{1}{2}$ -story, 2- or 3-bay, gabled-roofed houses standing on small lots with short setbacks. Houses date from about 1890 to about 1930. The lone architectural feature of note here is Nos. 100-04, a 5-unit, 2-story frame rowhouse, of ca. 1890-1900, flat-roofed and possessing original features. A majority of houses dates from about 1900-30; they are characterized by gabled or gambreled facades, full-width porches, and replacement siding materials. Most house individual families, but some 2-family and multi-family houses also exist. Princeton Nursery School stands at Nos. 82-84. Shade is uneven here, since only a few trees on the northerly side of the street line the curb.

#90-92 \*

#116-116 1/2 \*

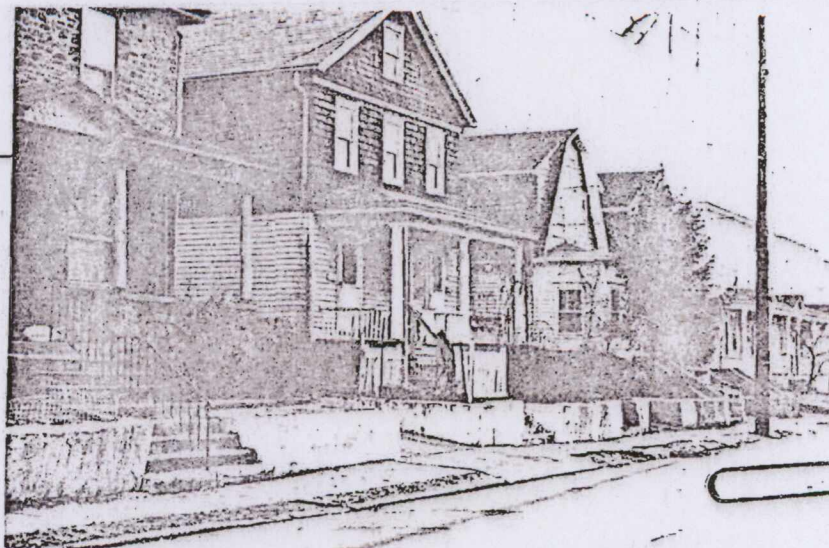
APPROXIMATE NUMBER OF BUILDINGS: 50PHYSICAL CONDITION OF BUILDINGS: Excellent      % Good 80 % Fair 15 % Poor 5 %REGISTER ELIGIBILITY: Yes      Possible      No x Part of Larger District     THREATS TO STREET: Roads      Development      Zoning      Deterioration      No Threat x Other     

COMMENTS:

MAP:

SLIDES:

REFERENCES:



RECORDED BY: Harris

DATE: Summer, 1980

ORGANIZATION:



## STREETSCAPE SURVEY FORM

1109-7-511

STREET NAME: Maclean Street  
MUNICIPALITY: Princeton Boro

CROSS STREETS: John & Witherspoon Streets  
COUNTY: Mercer

## DESCRIPTION/SIGNIFICANCE:

Maclean is a one-way street lined with  $2\frac{1}{2}$ -story houses, chiefly of late-19th C date, with gabled facades as in nos. 7, 9, 11, and 13. Each house has a porch and most porches are full width. Most houses display new stucco or replacement siding. No. 10, a  $2\frac{1}{2}$ -story, 3-bay, stuccoed building is the manse for the Mt. Pisgah AME Church\*. Trees line the north side of the street, but the south side has been all but obliterated for the parking lot of Princeton Nursing Home on Quarry Street. A Masonic temple\* stands at the southeast corner of John Street. Houses and gardens are well maintained.

#30\*

APPROXIMATE NUMBER OF BUILDINGS: 15

PHYSICAL CONDITION OF BUILDINGS: Excellent \_\_\_\_ % Good 100% Fair \_\_\_\_ % Poor \_\_\_\_ %

REGISTER ELIGIBILITY: Yes ☒ Possible \_\_\_\_ No \_\_\_\_ Part of Larger District ☒THREATS TO STREET: Roads \_\_\_\_ Development \_\_\_\_ Zoning \_\_\_\_ Deterioration \_\_\_\_ No Threat \_\_\_\_ Other ☒

COMMENTS: Rising land values threaten to dislocate traditional population. The street was named for Dr. John Maclean, president of the College of New Jersey from 1843 to 1854 (Hageman).

MAP:

SLIDES:

REFERENCES:



RECORDED BY: Harris  
ORGANIZATION:

DATE: Summer, 1980



NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #  
INDIVIDUAL STRUCTURE SURVEY FORM

1109-7-12

HISTORIC NAME: Dorothea's House  
LOCATION: 22 John Street

COMMON NAME:  
BLOCK/LOT 19.03/44

MUNICIPALITY: Princeton Boro  
USGS QUAD:  
OWNER/ADDRESS: Palmer Square, Inc.  
22 John Street

COUNTY: Mercer  
UTM REFERENCES:  
Zone/Northing/Easting

DESCRIPTION

Construction Date: 1913

Source of Date: date stone over door

Architect:

Builder:

Style: Spanish colonial

Form/Plan Type: rectangle

Number of Stories: 2 with basement

Foundation: stone random coursed

Exterior Wall Fabric: stucco

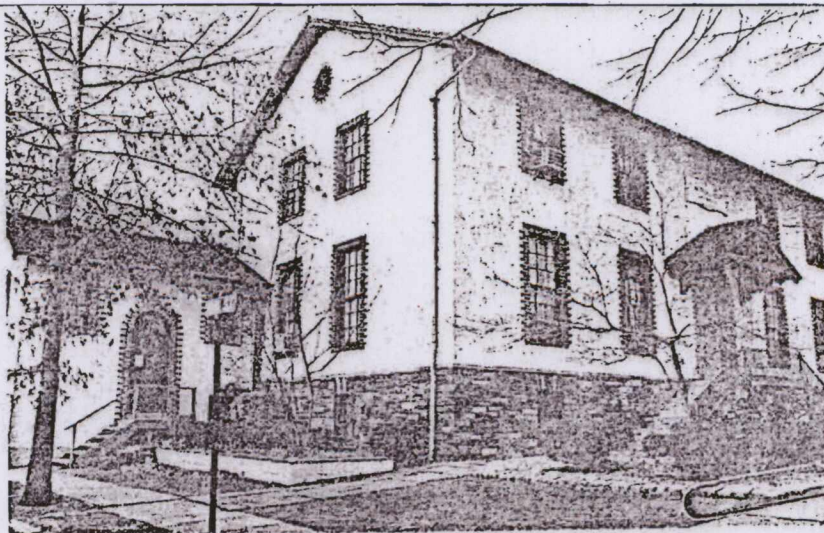
Fenestration: 5 bays east facade, 1st floor 9/9 vertical regular

Roof/Chimneys: Gable, slate, 2 interior brick/stuccoed chimneys

Additional Architectural Description:

Central door up 12 steps on raised basement under overhang with large brackets and stickwork; semi-circular fan light over door recessed in small vestibule. Around door and windows are brick quoin-like motif. Stone watertable and basement with flat arch stone lintels. Date stone and title of building over door.

PHOTO Negative File #





NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES  
HISTORIC PRESERVATION SECTION  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1109-7-13

HISTORIC NAME:

LOCATION: 133 John Street

COMMON NAME:

BLOCK/LOT 17.02/44

MUNICIPALITY: Princeton Boro

COUNTY: Mercer

USGS QUAD:

UTM REFERENCES:

OWNER/ADDRESS: Brown, John L. & Grace L.  
133 John Street

Zone/Northing/Easting

## DESCRIPTION

Construction Date: ca. 1850

Source of Date: inspection

Architect:

Builder:

Style: Italianate

Form/Plan Type: rectangle.

Number of Stories: 2

Foundation: stone

Exterior Wall Fabric: asbestos shingle

Fenestration: 3 bays west facade, 1/1 vertical, regular

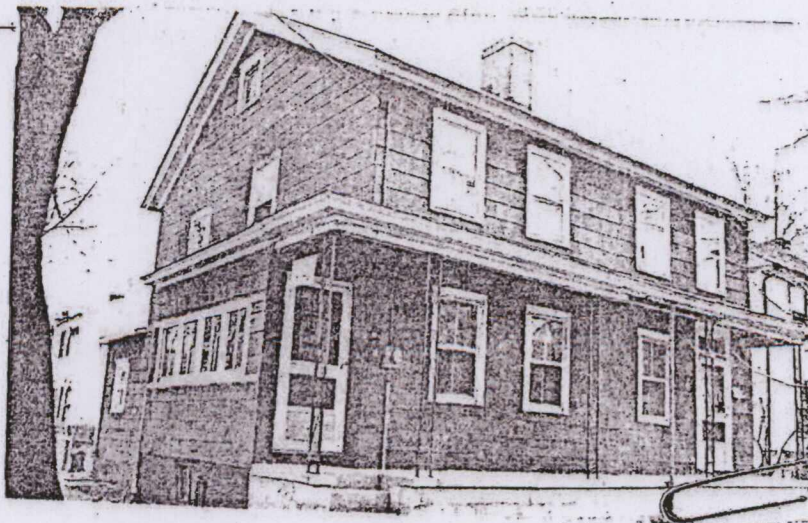
Roof/Chimneys: gable, composition, 1 interior brick end chimney

## Additional Architectural Description:

Scroll sawn bracketed porch across whole front with turned posts and brackets, bracketed cornice at eaves. Small 2-pane transom above door.

PHOTO

Negative File No.





## STREETSCAPE SURVEY FORM

1109-7-513

STREET NAME: Quarry Street (both sides)

CROSS STREETS: John and Witherspoon Streets

MUNICIPALITY: Princeton Boro

COUNTY: Mercer

## DESCRIPTION/SIGNIFICANCE:

Quarry Street is a mixed-use street, yet a quiet one. The Princeton Nursing Home, #35\*, takes up about a third of the north side of the street. The majority of homes are set close to the street but the setback is inconsistent on the south side. Virtually every one of the houses, from  $1\frac{1}{2}$  to  $2\frac{1}{2}$  stories, has either aluminum siding, asbestos, or asphalt siding on the exterior. Most homes are very simple with virtually no ornamentation. Some buildings are Greek revival, namely #s 10, 11, 17, 16/18, and 22/24 ( #11 could be even older). There are a few buildings dating from the 60's and 70's - #s 13 and 21, and two colonial revival - #s 19 and 36. All tend to be owner occupied and are well maintained. The Princeton Nursing Home took the place of the Witherspoon School. There are trees at the curb on both sides of the street, giving the street a quiet feeling.

APPROXIMATE NUMBER OF BUILDINGS: 16PHYSICAL CONDITION OF BUILDINGS: Excellent      % Good 100 % Fair      % Poor      %REGISTER ELIGIBILITY: Yes X Possible      No      Part of Larger District XTHREATS TO STREET: Roads      Development      Zoning      Deterioration      No Threat X Other     

## COMMENTS:

Quarry Street was named for the stone quarry on its west side.

MAP:

SLIDES:

REFERENCES:



RECORDED BY: Harris

DATE: Summer, 1980

ORGANIZATION:



## STREETSCAPE SURVEY FORM

1109-7-516

STREET NAME: Witherspoon St. (both sides) CROSS STREETS: Wiggins, Green, Quarry &  
 MUNICIPALITY: Princeton Boro COUNTY: Maclean streets & Shirley Ct.  
 Mercer

## DESCRIPTION/SIGNIFICANCE:

#112\*, #120\*, #126\*, #170\*

Witherspoon is the heart and the historical center of the Black community of Princeton. The Cemetery on the east side of the Street dating from the 1750's had a "colored burying ground" beginning in 1804, at its north end across from Maclean Street. The houses along the street date from the early and mid 19th century, though many have had their original clapboards obscured by newer surface materials. The majority of houses are 2 or 2½ stories, their roofs either perpendicular to or parallel to the streets. Porches and stoops are frequently used for socializing in the warmer weather. A 1940's, 2-story brick structure at the corner of Green Street is now the Paul Robeson Community Center. The Witherspoon Street Church\* at the corner of Quarry Street dates from 1837. Mt. Pisgah AME Church\* at the SW corner of Witherspoon and Maclean streets, dates from 1831. North of there, a number of commercial buildings stand on the west side of the street, including a bookbinding shop, drug store, and second hand furniture store. This section of Witherspoon Street is tree-lined with oaks and is evenly shaded. A municipal (gravel-surfaced) parking lot is off from the street between Quarry and Maclean Streets. As a main north-south street, Witherspoon is busy with hospital traffic, but is heavily used also by pedestrians. Much, though not all of it is well shaded. Vistas are unremarkable. The neighborhood has also tended to be home to immigrants arriving in Princeton. In the early 20th C., Italian immigrants were an important group, for whom Gorothea House\* on John St. was operated. (see form #1109-7-12.)

## APPROXIMATE NUMBER OF BUILDINGS:

PHYSICAL CONDITION OF BUILDINGS: Excellent \_\_\_\_ % Good 80-90 % Fair 10-20 % Poor \_\_\_\_ %

REGISTER ELIGIBILITY: Yes X Possible \_\_\_\_ No \_\_\_\_ Part of Larger District X

THREATS TO STREET: Roads \_\_\_\_ Development \_\_\_\_ Zoning \_\_\_\_ Deterioration X No Threat XX Other \_\_\_\_  
 on some

## COMMENTS:

Witherspoon Street was cut through right before the completion of Nassau Hall (1756) called "African Lane" and "Guinea Lane" during the 19th C. because of the great number of blacks living on the street. Research has been conducted in recent years to rediscover the events that led to this area becoming so early a chiefly black neighborhood, but so far the results are inconclusive.

MAP:

SLIDES:

REFERENCES:



RECORDED BY: Harris

ORGANIZATION:

DATE: Summer 1980



STREETSCAPE SURVEY FORM

1109-7-517

STREET NAME: Witherspoon St. (both sides)

CROSS STREETS: Maclean, Lytle, & Clay streets.

MUNICIPALITY: Princeton Boro

COUNTY: Leigh, Birch & Franklin aves. &

Witherspoon Lane co. Mercer

DESCRIPTION/SIGNIFICANCE:

This section of Witherspoon is less consistent than its southern half. Houses dating from the 1850's and afterward line the street, but some have been converted to commercial uses. Their front porches are well used in the summer. Typically, they are of 2 to 2½ stories and their gabled roofs are either perpendicular or parallel to the street, the former being common before 1880, the latter after 1870. Most are stucco surfaced, however, and others have lost much of their original detail. Douglas Hall\* at the northwest corner of Witherspoon and Maclean Streets was used as a "colored school house" and as a YMCA. Today it is divided into eight apartments. A motor parts store at #190 uses the front of its lot as customer parking, commercial buildings on the east side of the street abuts the sidewalk from Shirley Court to the Hospital. Princeton Hospital, at Franklin Ave., is the conspicuous destination of much of the heavy traffic that Witherspoon Street bears. A parking lot for Clay Street houses is obscured by a row of shrubs. Shade is sparse along these blocks, the vistas green but unremarkable.

#184 \*

#198 \*

#250 \*

APPROXIMATE NUMBER OF BUILDINGS: \_\_\_\_\_

PHYSICAL CONDITION OF BUILDINGS: Excellent \_\_\_\_\_ % Good 80 % Fair \_\_\_\_\_ % Poor \_\_\_\_\_ %

REGISTER ELIGIBILITY: Yes X Possible \_\_\_\_\_ No \_\_\_\_\_ Part of Larger District \_\_\_\_\_

THREATS TO STREET: Roads \_\_\_\_\_ Development \_\_\_\_\_ Zoning \_\_\_\_\_ Deterioration X No Threat X Other \_\_\_\_\_  
on some

COMMENTS:

Laid out c 1755, the street has been called "African Lane" and "Guinea" Lane during the 19th century because of its numerous black residents.

MAP:

SLIDES:

REFERENCES:



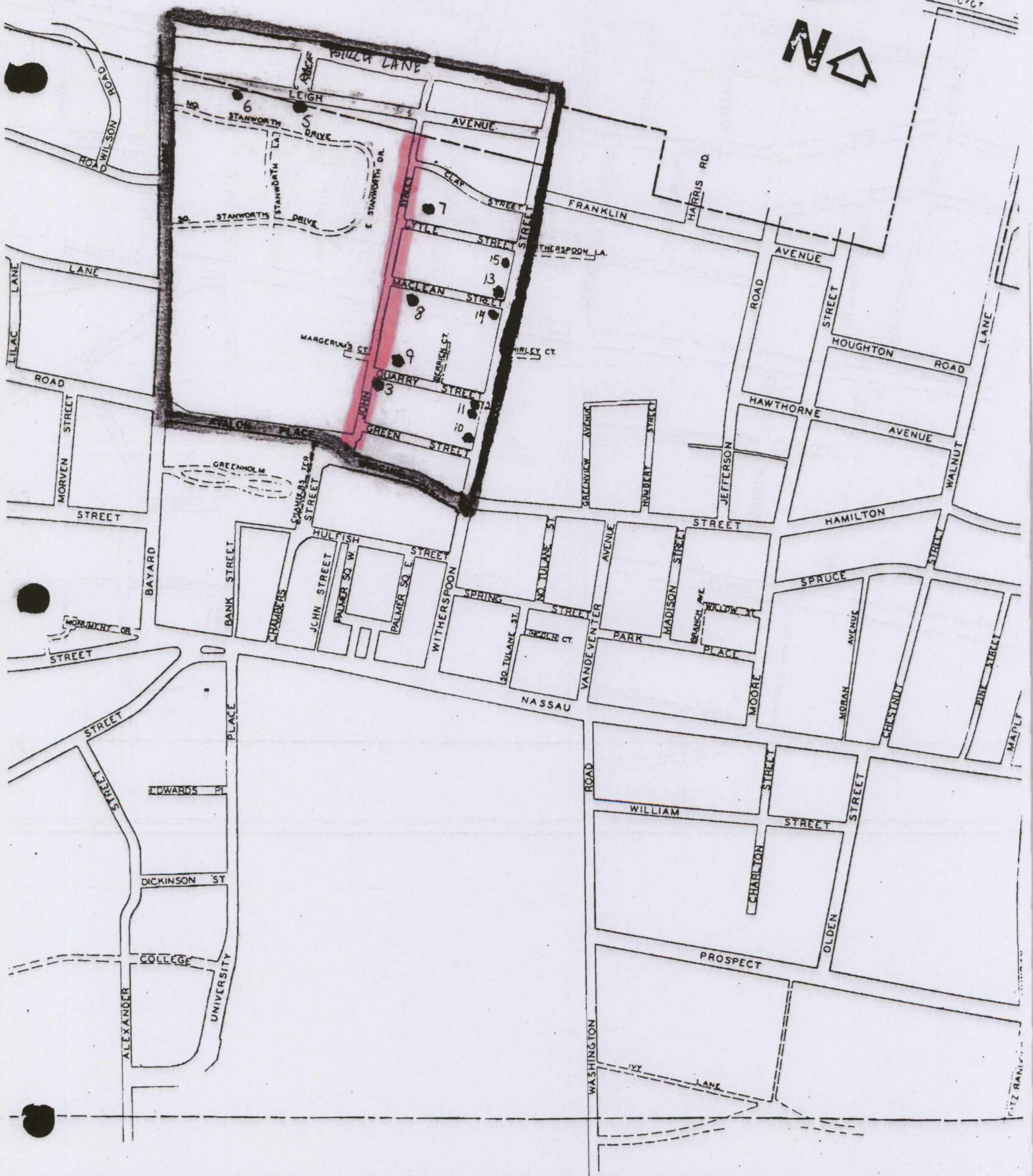
RECORDED BY: Harris

DATE: Summer 1980

ORGANIZATION:



SA 7







State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS AND FORESTRY

OFFICE OF NEW JERSEY HERITAGE

CN 404

TRENTON, N.J. 08625-0404

(609)292-2023

February 22, 1990  
ONJH-B90-153

Miriam A. Kohler  
Charles C. Nathanson and Associates, PA  
865 Lower Ferry Road  
Trenton, New Jersey 08628

Dear Ms. Kohler:

As Deputy State Historic Preservation Officer for New Jersey, in accordance with 36 CFR Part 800: Protection of Historic Properties, as published in the Federal Register 2 September 1986 (51, 169, 31115-31125), I am providing Consultation Comments for the following projects:

Mercer County, New Jersey  
East Windsor, Ewing Township, Princeton Borough  
and Washington Township  
Small Cities Affordable Housing Support Fund  
New Jersey Department of Community Affairs  
U.S. Dept. of Housing and Urban Development

**800.4 Identifying Historic Properties**

It is my opinion, as Deputy State Historic Preservation Officer, that the John-Witherspoon Neighborhood in Princeton Borough is eligible for listing in the National Register of Historic Places. My opinion is based, in part, on the 1984 Black Historic Sites in New Jersey.

The remaining project areas, Airport Road in East Windsor, Theresa Street in Ewing Township, and the Robbinsville section of Washington Township, are all in surveyed areas containing historic properties.

**Additional Comments**

For each of the buildings in the John-Witherspoon Neighborhood, please submit a photograph and a brief project work write up to this office so that we may review the rehabilitation on a case by case basis.

For East Windsor, Ewing Township, and Washington Township, please submit a list of addresses that are to be rehabilitated so that we may determine if there are

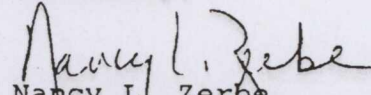


Miriam A. Kohler  
Page 2  
February 22, 1990

any eligible properties, and the effects of the  
rehabilitation on a property.

Should there be any questions, please contact Heather Rudge  
of my staff at (609) 984-0140.

Sincerely,

  
Nancy L. Zerbe  
Deputy State Historic  
Preservation Officer

NZ\HR90224





## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND ENERGY  
DIVISION OF PARKS AND FORESTRY  
HISTORIC PRESERVATION OFFICE  
CN 404

TRENTON, NJ 08625-0404  
TEL. # 609-292-2023  
FAX. # 609-292-8115

August 9, 1994  
HPO-H94-44

CHRISTINE TODD WHITMAN  
Governor

ROBERT C. SHINN, JR.  
Commissioner

Carl E. Peters, P.E., L.S.  
Borough Engineer  
Borough of Princeton  
Department of Engineering  
P.O. Box 390  
Princeton, N.J. 08542

Dear Mr. Peters:

As Deputy State Historic Preservation Officer for New Jersey, in accordance with 36 CFR Part 800: Protection of Historic Properties, as published in the Federal Register 2 September 1986 (51, 169, 31115-31125), I am providing **Consultation Comments** for the following project:

Mercer County  
Borough of Princeton  
John Street, road reconstruction  
Community Development Block Grant  
U.S. Department of Housing and Urban Development

### **800.4 Identifying Historic Properties**

It is my opinion, as Deputy State Historic Preservation Officer, that John Street is eligible for the New Jersey Register of Historic Places under Criteria A and C.

The Witherspoon/John Street section has been the historic African American neighborhood of Princeton Borough for approximately 200 years. During the 1890's it was also home to Italian immigrants who were recruited by Princeton University to perform the stone masonry and carpentry for its Collegiate Gothic buildings. Dorothea's House, also known as the Italian Settlement House, is a 1913 Spanish Colonial that operated as a social center for this community and is located at 22 John Street. My opinion is based in part, on the 1981 Princeton Architectural Survey.

### **800.5 Assessing Effects**

Project plans are still preliminary. However the following items should be incorporated in the final plans to



Mr. Peters  
Page 2

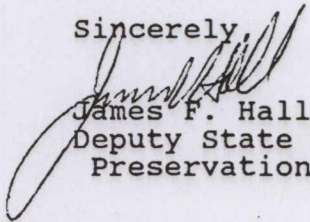
assure that the project will have no adverse effect:

1. The location and dimensions of the sidewalk and grass median shall be retained.
2. If existing sidewalk and curbing is stone (i.e. bluestone or granite) then deteriorated sections shall be patched and repaired as needed. If original stone material can be shown to be beyond repair - it shall be replaced "in kind".
3. Existing trees shall be retained.
4. Final plans and specifications will be submitted to this Office for review and approval.

If the applicant accepts these conditions, a work write-up reflecting the above should be sent to the Advisory council on Historic Preservation (with a copy to this office) requesting the Council's acceptance of a "no adverse effect" finding. In accordance with 800.5, if the Council does not object in 30 days of receipt, the Section 106 process is complete.

Should there be any questions, please contact Lyssa Papazian of my staff at (609) 984-0140.

Sincerely,

  
James F. Hall  
Deputy State Historic  
Preservation Officer

JH\LP941379

cc: Advisory Council on Historic Preservation  
U.S.HUD, Newark Office

Address for ACHP:

Advisory Council on Historic Preservation  
Old Post Office Building  
1100 Pennsylvania Avenue, NW  
Suite 803  
Washington, D.C. 20004  
Attn: Charlene Dwin-Vaughn



## ARTICLE IA. Definitions.

For purposes of this section, the following words and phrases shall have the meanings respectively ascribed to them by this section.

### Sec. 10B-2.1. Definitions.

*Alter.* To change the appearance of exterior elements of a structure, including changing the materials used and removing paint and cleaning by means of abrasives or chemicals or pressurized liquids. A change in the exterior color of a structure shall be considered an alteration if the change in color entails application of paint or other surface coloring to a surface which has not been painted before or if pre-primed or prefinished material is added to the exterior. In addition, the repainting shall be considered an alteration in Historic Preservation Districts Type 1 if it is substantially out of character with the historic preservation district within which the structure is located. Such repainting, however, shall not be considered an alteration in Historic Preservation Districts Type 2. Ordinary maintenance and repainting in the same color shall not be considered an alteration within this definition. The Type 1 and Type 2 Historic Preservation Districts are shown on the "Overlay Zoning Map of Historic Preservation Districts and Historic Preservation Buffer Districts, Princeton, Mercer County, New Jersey on file in the office of the Clerk of Princeton, prepared by the Princeton Engineering Department, as revised through \_\_\_\_\_, 2014, attached hereto and adopted hereby.

*Demolish.* To partially or completely take down a structure or a part thereof.

*Financial hardship.* (a) With respect to commercial property, including property rented for residential uses, the inability of the applicant to realize a reasonable return on the property without the proposed work; (b) with respect to property which is devoted to a charitable non-profit purpose and is exempt from local property taxes, the inability of the applicant to carry out such purpose without the proposed work; and (c) with respect to owner-occupied residential property, the inability of the applicant to continue owner-occupied residential use without the proposed work.

*Historic preservation buffer district.* The intervening or surrounding property that significantly affects or is affected by the quality and character of a historic site or historic preservation district and as set forth on such Zoning Map.

*Historic preservation district.* One or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites and as set forth on such Zoning Map.



*Historic preservation districts types 1 and 2.* Historic preservation districts as shown on the Zoning Map. The Type 1 districts are: Maybury Hill; Kingston Mill Historic District; Tusculum; Princeton Battlefield – Stony Brook Settlement Historic District; Mansgrove; Castle Howard; Drumthwacket; Drumthwacket outbuildings, consisting of Coach House/Stables, Greenhouse Potting Shed, Garden Building, Gardener's House, Farmer's House and Dairy, Cow Barn; Princeton Basin; Delaware & Raritan Canal Historic District; Joline – Gulick House, Constitution Hill; Edgerstoune; Olden Manor; and Donald G. Herring Estate – Old Arretton Road Historic District. The Type 2 Districts are: the Jugtown district; Bank Street district; Mercer Hill district; and Central Historic district. 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 them 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.

*Historic features.* Fences, principal structures, accessory structures, outbuildings, gates, gate posts, walls, gateways, wells, windmills, cemeteries, hedgerows and field rows, landscaping of historic significance, ponds, bridges, dams, sculptures, walkways, driveways, historic boundary markers, and archaeological sites and as otherwise defined in the standards established by the United States Secretary of the Interior, provided that such features that are not located within a historic preservation district shall be treated as historic features only if so listed in the Princeton Master Plan or have been so designated by the Council pursuant to N.J.S.A. 40:55D-65.1.

*Historic Preservation Officer.* The administrative Officer for processing preservation plans, for planning, developing, coordinating, and implementing historic, architectural and archaeological preservation projects and activities, and for executing and furthering the purposes of Article XIII.

*Historic site.* Any real property, human-made structure, natural object or configuration, or any portion or group of the foregoing having historical, archaeological, cultural, scenic or architectural significance so identified in the Master Plan or designated by the Council pursuant to N.J.S.A. 40:55D-65.1.



*Historic structure.* Any functional construction or the elements or remains of such construction associated with human activities, including an archaeologist site, having historical, archaeological, cultural, scenic or architectural significance, provided that such structure that is not located with a historic preservation district shall be treated as an historic structure only if so listed in the Princeton Master Plan or has been designated by the Council pursuant to N.J.S.A. 40:55D-65.1.

*Ordinary maintenance.* The repair of any deterioration, wear, or damage to a structure, or any part thereof, in order to return the same as nearly as practicable to its condition prior to the occurrence of such deterioration, wear, or damage. Ordinary maintenance shall further include replacement of exterior elements or accessory hardware, including signs, using the same materials and having the same appearance and painting which is not an alteration

*Preservation area.* The portion of a property in an historic preservation district pre-mapped by ordinance or, if not pre-mapped, established during preservation plan review and designed to preserve the historic features of the property in their historic setting.

*Preservation plan.* The application and accompanying documents required by this Article and by the rules of the Historic Preservation Commission for any action for which preservation plan approval is required.

*Structure.* A combination of materials to form a construction for occupancy, use, or ornamentation whether installed on, above, or below the surface of a parcel of land. The word for purposes of this Article shall not apply to service utilities entirely below the ground, nor shall it apply to tents used in connection with reunions of alumni of educational institutions or tents or fences used for private social affairs such as weddings and parties and in place for two weeks or less.



**Sec. 10B-392. Procedures for Recommending Designation of a Historic Site, Structure, or Feature, Historic Preservation District, or Historic Preservation Buffer District.**

The purpose of the historic designation is to preserve the unique historic character of Princeton for the enjoyment of members of the public. Therefore, wherever possible, boundaries of historic preservation districts will be configured to provide views of the major historic features of the district from the public way. The land within a historic preservation district or historic preservation buffer district need not be contiguous.

- (1) Procedures for designation. The party proposing a property for designation under this section shall prepare and submit to the Historic Preservation Commission a nomination report for each proposed structure, site, feature, or historic preservation district or historic preservation buffer district. The report shall include the following:
  - (a) photographs of the building or buildings,
  - (b) the tax lot and block number of the property or properties as designated on the official tax map of the municipality
  - (c) a site plan of the property delineating the proposed district
  - (d) the present zoning of the proposed district
  - (e) a recommendation of whether the proposed districts should be designated Type 1 or 2 or other type enacted subsequent to the adoption of this ordinance.
  - (f) nomination report and physical description and statement addressing the following:

- (i) The significance in American history, architecture, archaeology, culture, and engineering that is present in the proposed district, site, feature, or structure and



objects within them that possess integrity of design, setting, materials, workmanship, and association and that:

[a] are associated with events that have made a significant contribution to the broad patterns of our past, or

[b] are associated with the lives of persons significant in our past, or

[c] embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction, or

[d] have yielded or may be likely to yield information important in prehistory or history.

- (2) For districts, sites, structures, or features already listed on the State and National Registers of Historic Places, the Statement of Significance on the National Register Inventory-Nomination Form shall be considered in addition to such other documentation as is required. A New Jersey State Historic Preservation Office declaration of eligibility for the State and National Register shall also be considered. While it contains basic information, such declaration must, however, be supplemental by a more thorough evaluation of the documentary evidence. If the application for such a district, site, structure, or feature is denied, the Commission shall indicate on the record in a manner it deems appropriate why such district, site, structure, or feature is not recommended to be designated.
- (3) When the Historic Preservation Commission chooses for study a potential historic preservation district, historic buffer district, historic structure, historic feature, or historic site either as reflected in the Princeton Master Plan or as otherwise recommended for study, it shall mail a letter by regular mail to the property owners in the area that is being studied or, in the case of a proposed historic structure or site, the owners thereof and all property owners within 200 feet of the potential historic preservation district or buffer district or the lot on which the historic site or structure is located. The letter shall outline the following information:
  - (a) The Commission is researching the area for historic data, the land is being considered for such designation, and the reasons thereof.
  - (b) An architectural survey will be performed by the Commission or a Commission consultant who may make an on-site reconnaissance study of the area.
  - (c) A request to the property owner soliciting information about any historical facts pertaining to the proposed district or the names and addresses of any individuals who may have information concerning the historical background of the proposed district.



(d) Notice to the owner of record of the ordinance regulations governing such designation and of the rights of the owner of record to contest such designation under the provisions of this division.

(4) The Commission or its consultant will thereafter perform a survey of the proposed historic preservation district. The boundaries of the district will be delineated. After the survey is completed, the Commission shall provide a reasonable opportunity for public comment on the Commission's proposed recommendation for the designation of an historic preservation district. The Commission shall:

(a) cause to be published a notice in a newspaper of general circulation within the municipality setting forth the date, time, and place of a public hearing on the Commission's proposed recommendations for an historic preservation district, buffer district, site, or structure. Said publication shall take place at least ten days prior to the Commission's public hearing on the proposed recommendation to same. A copy of the nomination report shall also be made available for public inspection in the office of the Princeton clerk at least ten days prior to the hearing.

(b) Send via regular mail to each owner of property within the proposed district as set forth on a certified owners' list prepared by the municipality a letter stating:

(i) the date, time and location of the hearing concerning the proposed designation of the site, structure, or district; and

At said public hearing, the Commission shall review the nomination report and accompanying documents and receive comments from all interested parties on the proposed nomination for designation. Following the conclusion of said public hearing, the Commission shall deliberate and shall, after review of the proposed site, structure, feature, or district, prepare a concise report, including a list and map of its recommendations with respect to the sites or districts to be nominated and make its final recommendations to the Planning Board for designation of sites, structures, and features to be formally listed as such in the Master Plan and to Princeton Council as to historic preservation districts and historic preservation buffer districts. The Princeton Council shall hold a hearing before acting on the designation of an historic site or structure, historic preservation district, or historic buffer district. Notice of such hearing shall be given by the municipal clerk as per *N.J.S.A. 40:55D-62.1*. The Planning Board shall hold a meeting on any recommended sites, structures, and features and, if it thereafter deems advisable, hold a noticed Master Plan hearing thereon.



**Sec. 10B-394. Criteria for Designating Historic Sites, Structures, and Features and Historic Preservation Districts or Buffer Districts.**

- (1) The Historic Preservation Commission may make recommendations to the Planning Board and Princeton Council concerning the designation of individual historic sites, structures, features, historic preservation districts, and historic preservation buffer districts. Such recommendation shall be based upon the following:

(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 earned its significance. Recommended districts, sites, structures, or features must be:

A. 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; or

B. Associated with the lives of persons significant to our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Have yielded or may be likely to yield information important in prehistory or history.

- (2) The following factors shall also be considered when delineating historic preservation district boundaries:

(a) The relationship of the physical aspects of the site, structure, features, or district to the significance for which it was designated. This should include:

(i) The extent of the resource at the time it achieved significance.



- (ii) The amount of the resource surviving in relatively unaltered condition.
- (iii) The amount of the resource needed to convey a sense of the past.
- (b) Visual qualities of the site, structure, or area, including the surroundings of the property or district and the view from it.
- (c) Natural boundaries and features such as rivers or other bodies of water, changes in contour, and distinctive changes in soils or vegetation.
- (d) Human-made boundaries, such as highways, walls and fences, tree lines, and hedgerows.
- (e) Political divisions and property lines.
- (f) Difference in land use.
- (g) Multiple resources and thematic combinations.

(3) In recommending the designation of historic preservation districts and their boundaries, property achieving significance within the past fifty years may be designated if it is of exceptional importance.

(4) In recommending the establishment of a historic buffer district, the Commission shall include intervening or surrounding properties significantly affected by the quality and character of existing or potential historic site or sites. An historic preservation buffer district serves as a buffer zone to historic preservation districts. By virtue of their location, historic preservation buffer districts serve as gateway for transitions to existing historic preservation districts and changes to its streetscape, landscape, or buildings visually affect the historic preservation district to which it connects. Additionally, current property boundaries often do not encompass land historically related to designated sites. As a consequence, development on adjacent properties could have an adverse impact on the setting of historic sites and buildings.