

# Witherspoon-Jackson: Methodology Report Draft

- **Historic Resource Survey Update**
- **Historic District Evaluation**

**Presentation to the HPC – 10/12/2015**



# Wise Preservation Planning LLC

- National Register Nominations
- Historic Resource Impact Studies
- Historic Resource Structure Reports
- General Preservation Planning
- Historic Resource Surveys



# Project Management

- **Princeton Historic Preservation Commission**
  - **Project Subcommittee**
  - **Princeton Planning Officials**
  - **Wise Preservation Planning LLC**

# Witherspoon-Jackson, Project Purpose

- Determine whether the neighborhood, based on an extensive architectural survey and historic investigation, qualifies as a local historic district per the municipality's Land Use Ordinance.

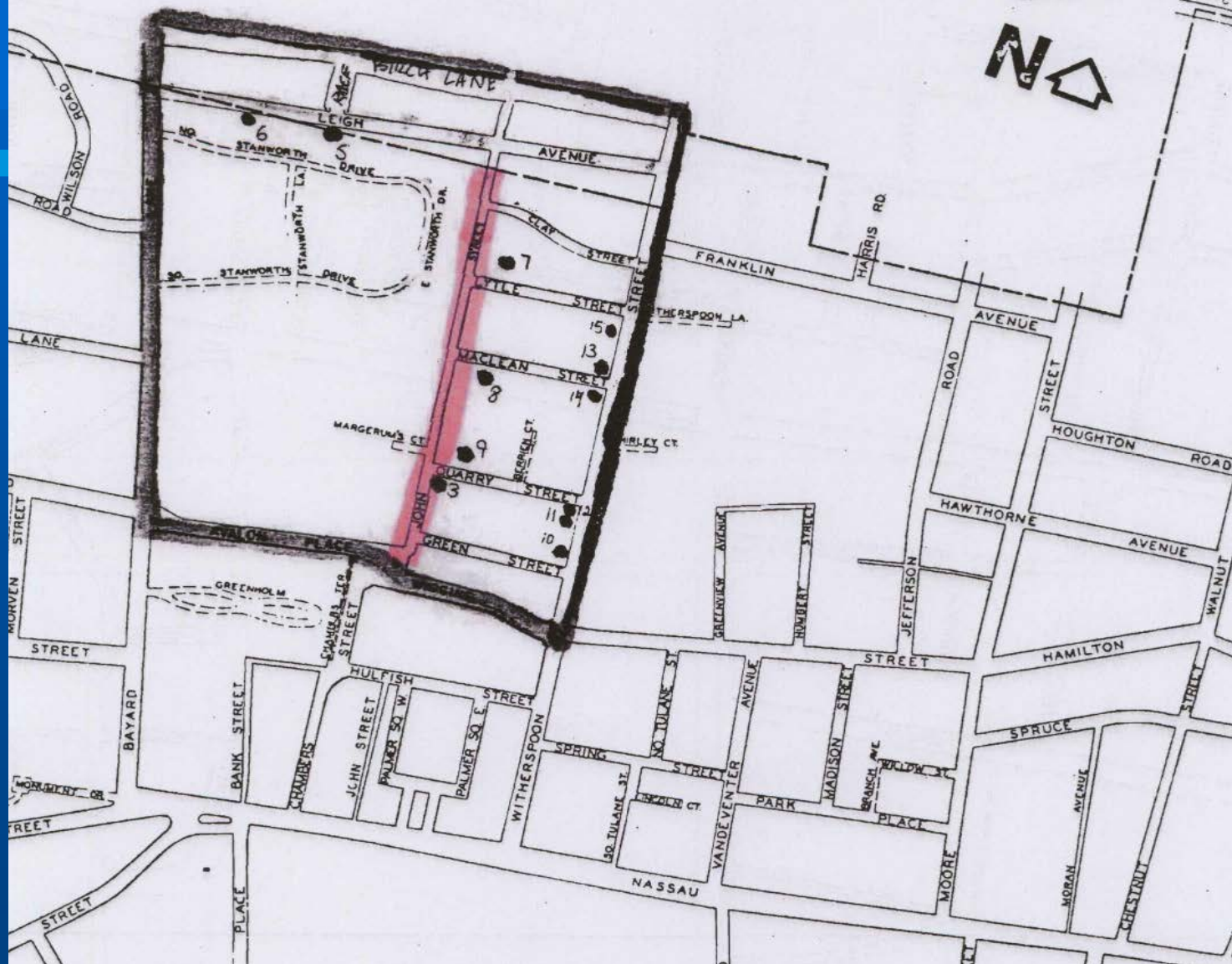


# Witherspoon-Jackson, Project Objectives

- Update 1980s Architectural Surveys
- Create new resource inventory
- Define boundaries of potential historic district
- Present findings



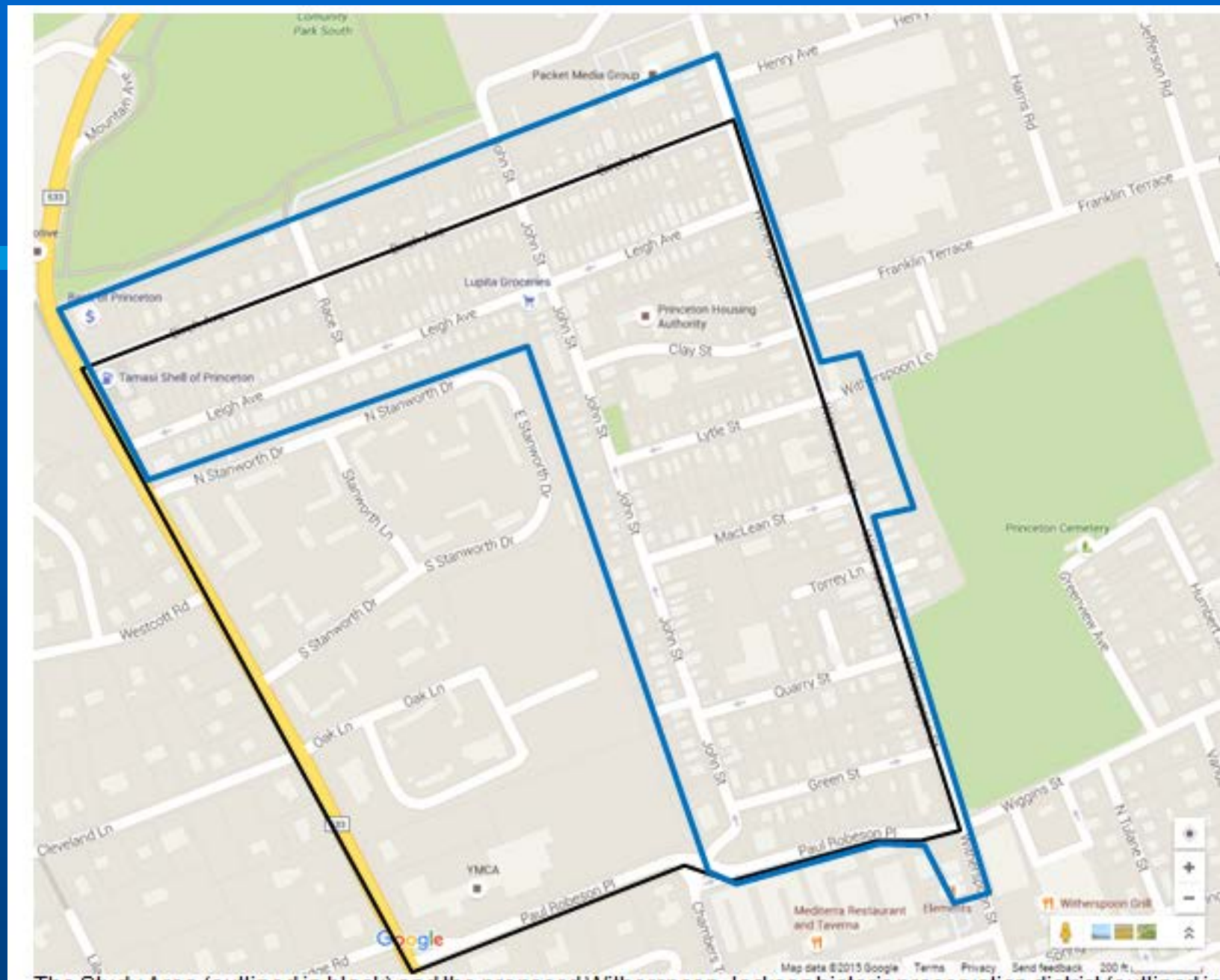
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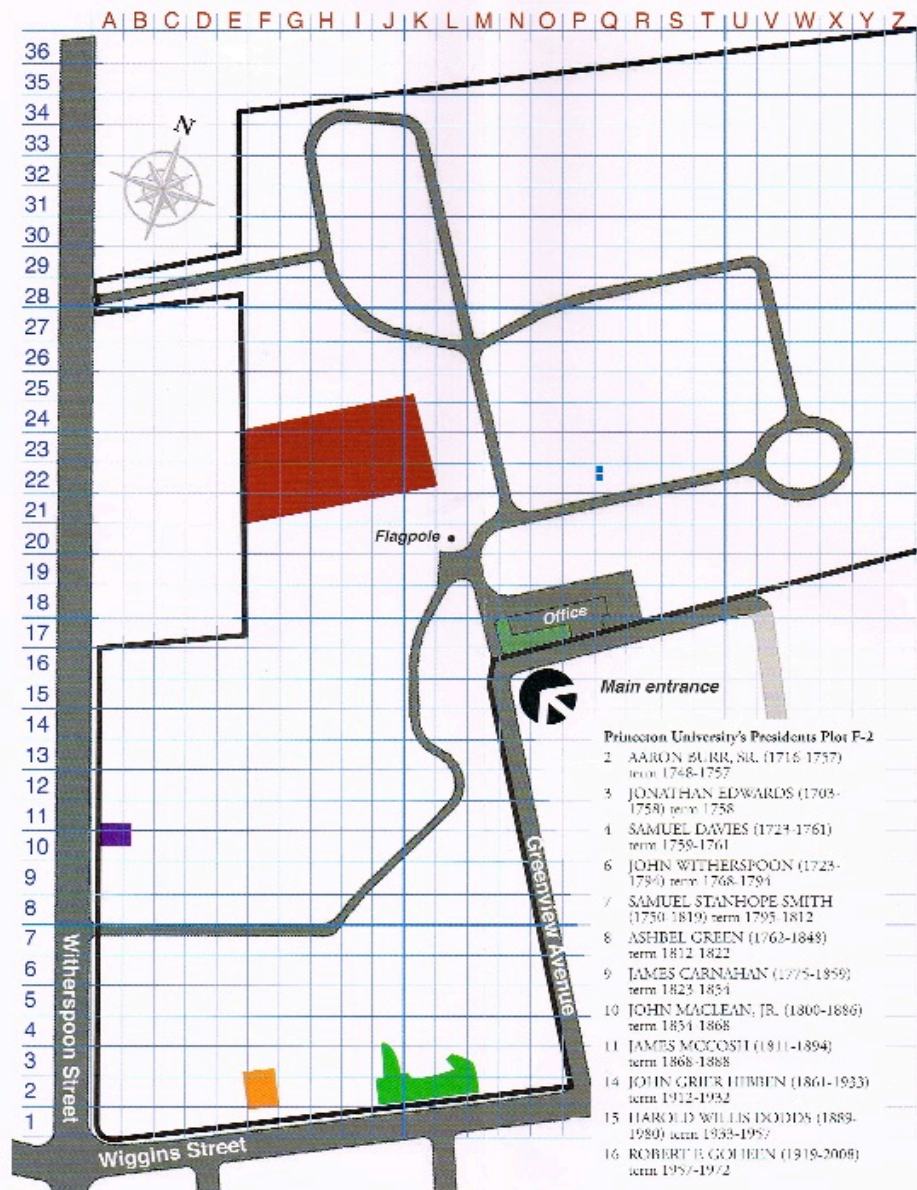
# Project Components

- **Potential HD Boundary**
  - Community Park
  - Former Hospital Site
  - Princeton Cemetery
  - Stanworth
  - Palmer Square
- **Areas added**
  - N. side of Birch, E. side of Witherspoon,  
N. of Paul Robeson





The Club Area (outlined in black) and the proposed M&T area (outlined in blue) are located in the Princeton, New Jersey, area.



■ Princeton University's Presidents Plot (1757)  
■ Originally designated as the Colored Cemetery (1807)  
■ Princeton Theological Seminary Plots (1851)

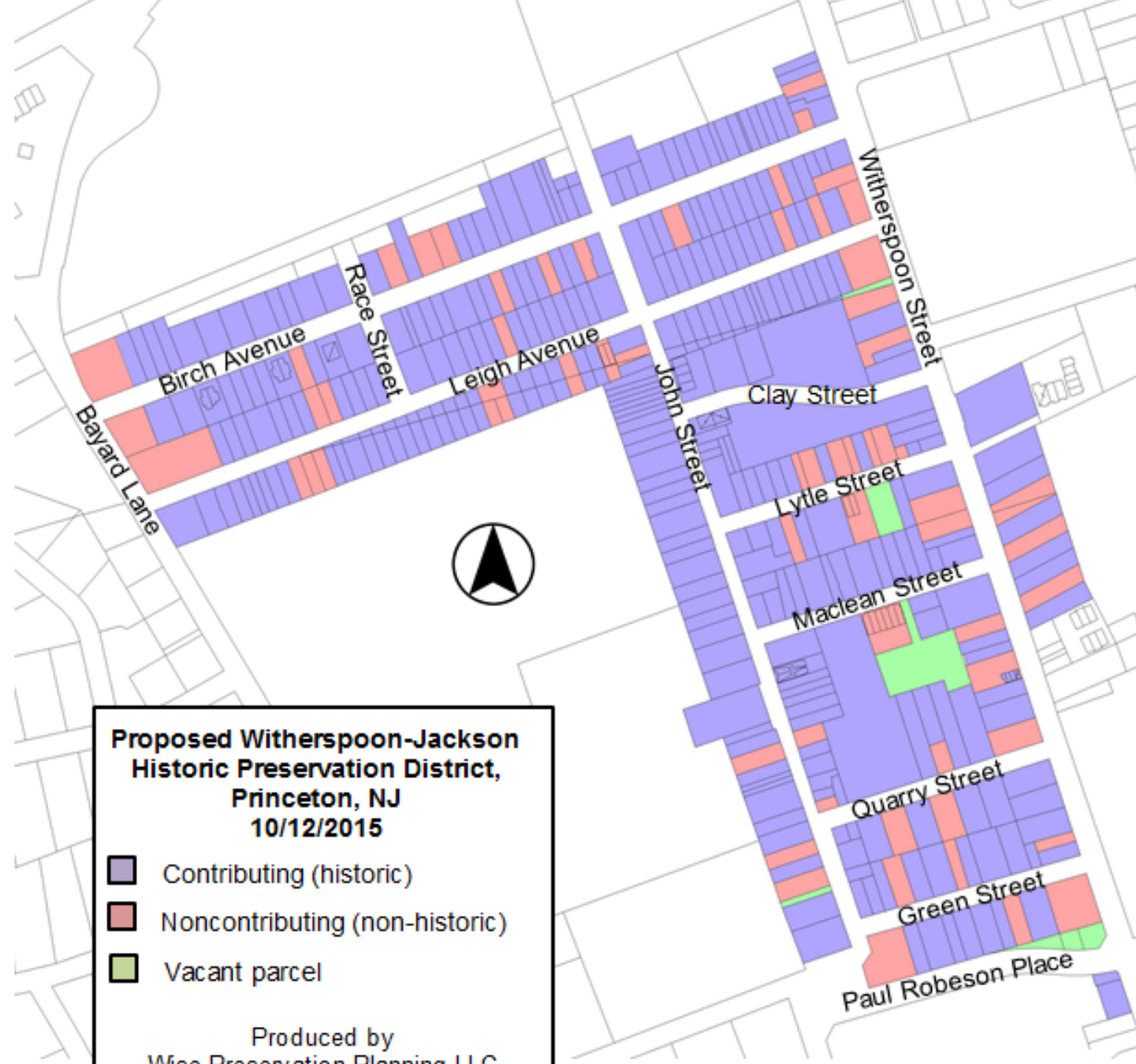
■ Columbaria (1996)  
■ Pardee Memorial Garden (2011)

# Project Components

- **Field Survey (summer 2015)**
  - 369 Properties
  - 400+ Buildings
  - Streetscapes
- **Resource Classification**
  - 277 “Contributing
  - 3 “Key contributing”
  - 89 “Non-contributing”







500 feet



# Project Components

- **GIS**

- Mapping
- Inventory

- **Website**

- Resource Descriptions
- Resource Histories
- “Dynamic Reference” (CMS)



# Princeton's Historic Resources

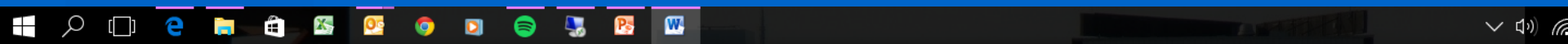
*A Service of the Historic Preservation Commission*

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## Welcome to Princeton Buildings

**This website, a service of the Historic Preservation Commission of the Municipality of Princeton, provides information on historic buildings located in Princeton. It was originally based on a survey of the Witherspoon-Jackson community, completed by Wise Preservation Planning LLC in 2015.**

*All information on this site is © Municipality of Princeton and should not be used without attribution.*



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Font Paragraph Styles

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5 Witherspoon-Jackson Project Objective

6

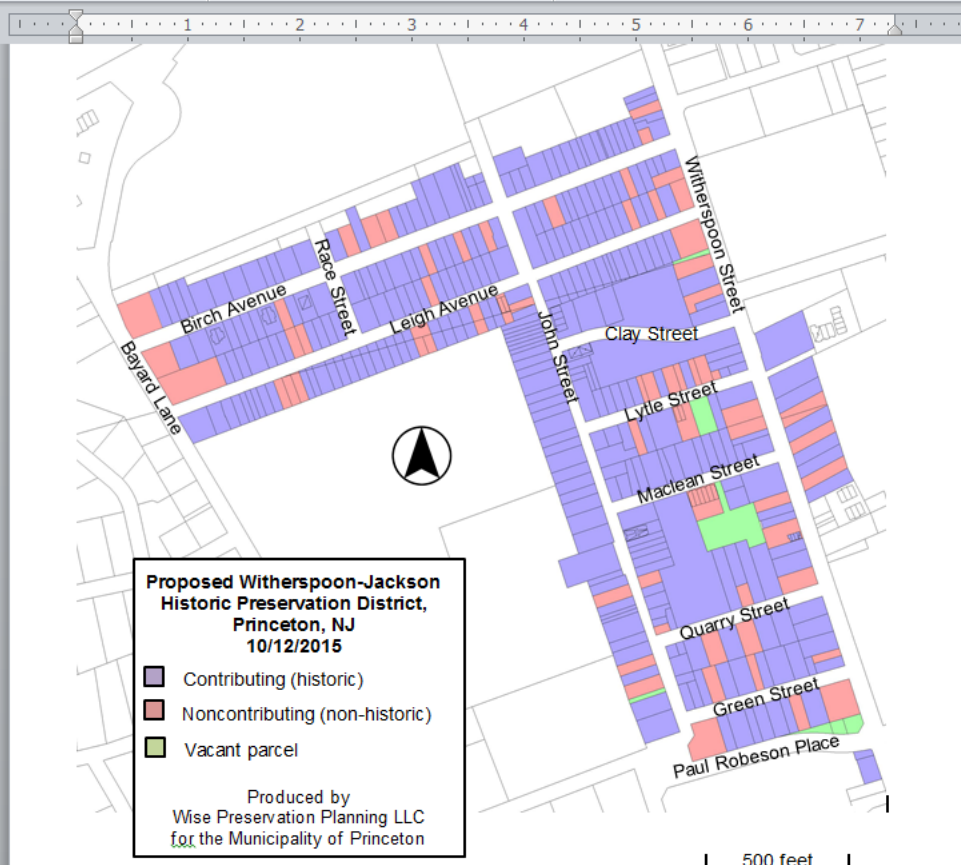
7 Project Candidates

8

9 Project Candidates

10

Slide 10 of 73 "Default Design"





# Project Component

- **Historic Narrative**

- **18<sup>th</sup> Century**

- **Settlement**
    - **College of NJ (1756)**

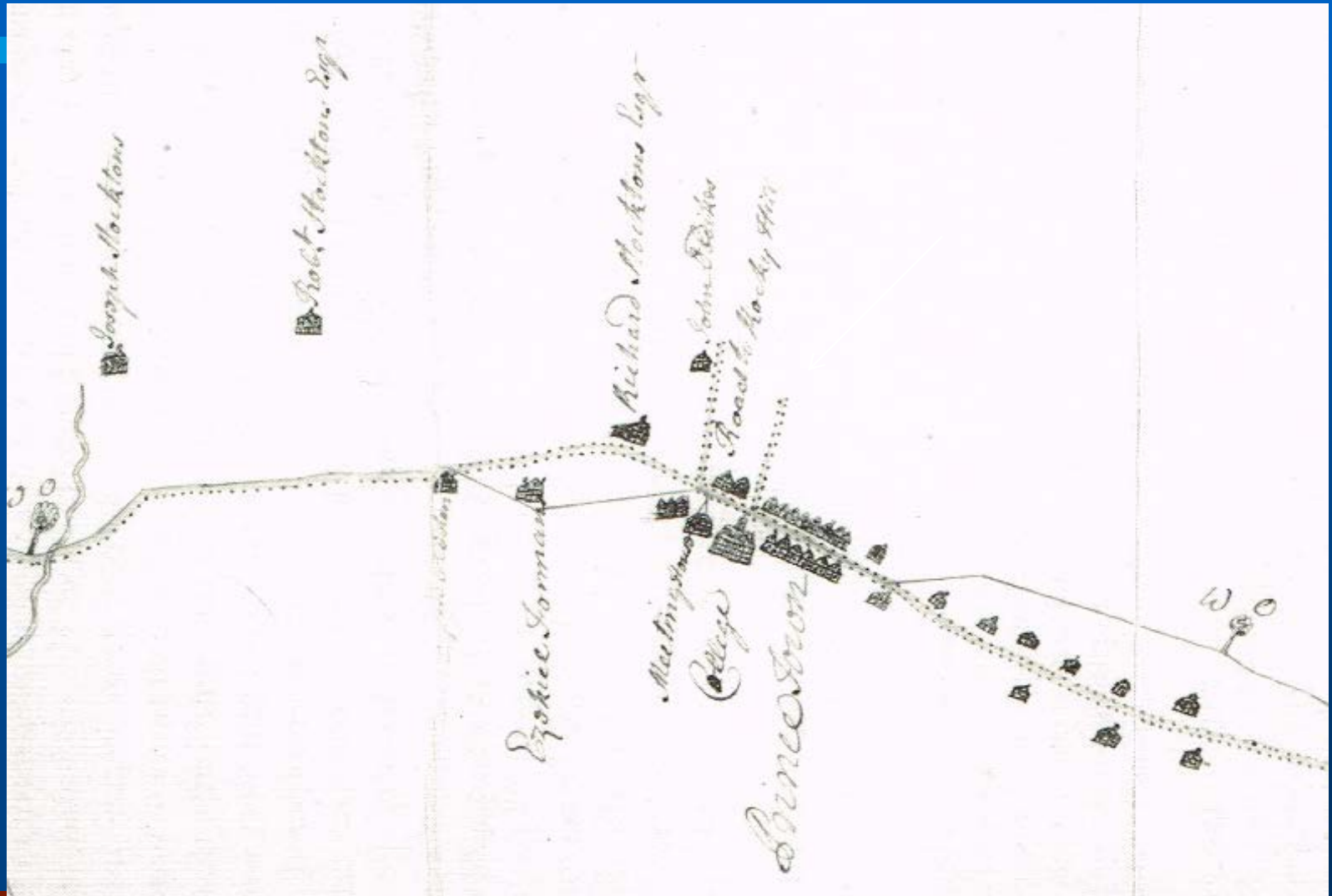
- **Early 19<sup>th</sup> Century**

- **Ferguson Tract – c. 1830s**
    - **Religious Structures**
    - **Population**
    - **Jobs**





# Dunham Map, 1766

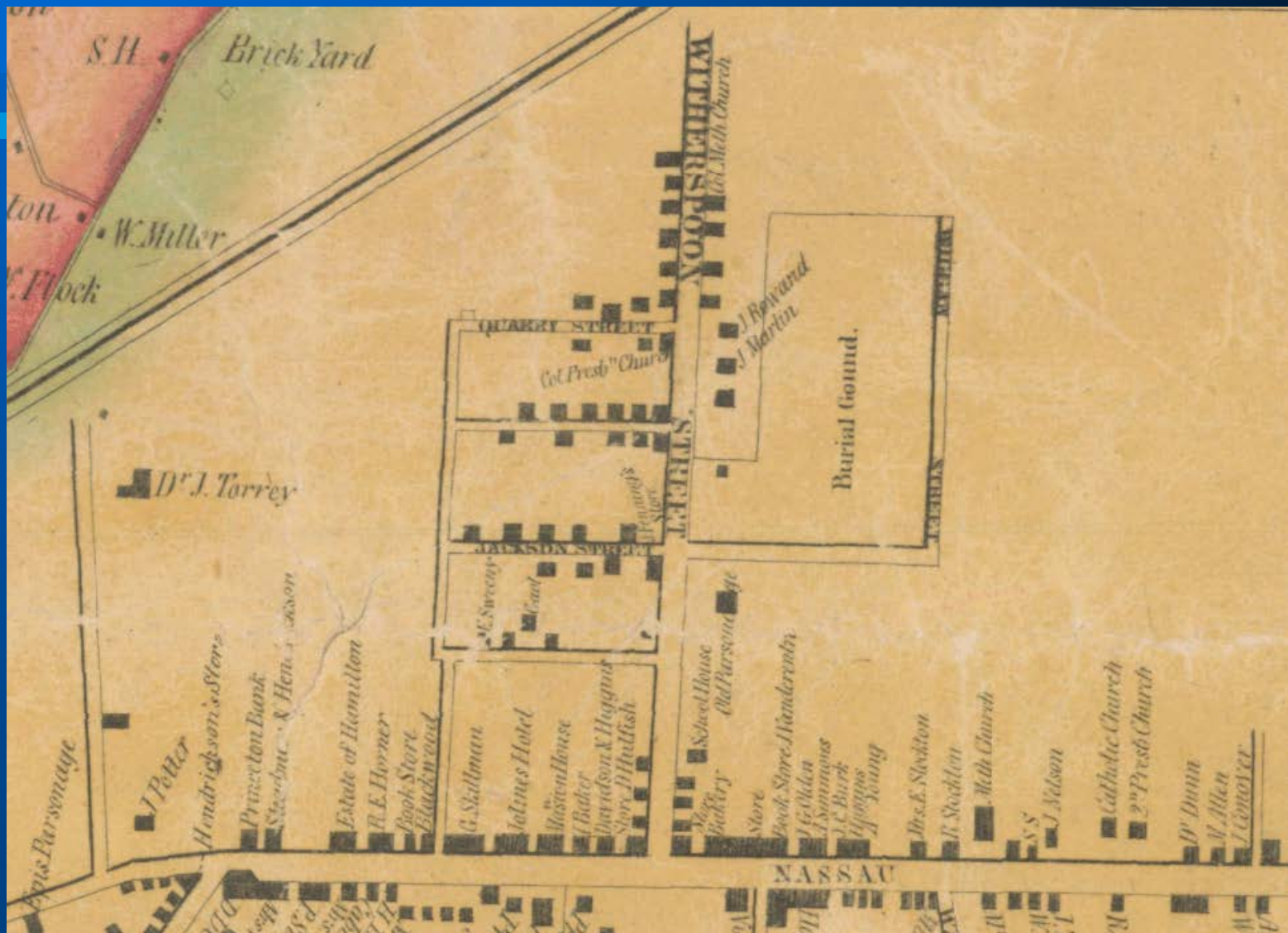


# T.R. Hassler Map, 1840





# Otley and J. Keily, 1849





This is a historical map of a section of New York City, likely from the mid-19th century. The map is oriented with the Hudson River at the top. The streets shown include MOTHERSPOON STREET, QUARRY STREET, GREEN STREET, JACKSON STREET, WILKINSON STREET, WIGGINGS STREET, NASSAU STREET, and WILLIAM STREET. The map also shows the names of several owners, including J.T. Robinson & Co. and John Conover. A large pond is located in the center of the map, and a church is visible on the right side. The map is detailed with building footprints and street layouts.

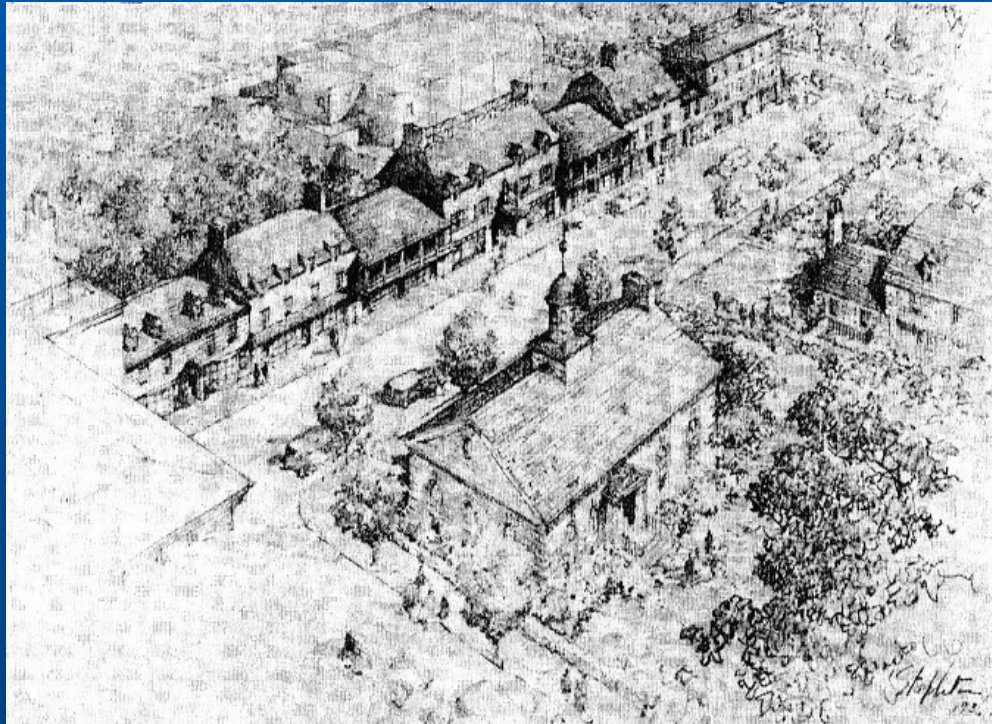


# Project Component

- **Historic Narrative**
  - **Late 19<sup>th</sup> Century (1850-1900)**
    - **Businesses**
    - **Schools**
  - **Early 20<sup>th</sup> Century**
    - **Immigration**
    - **Princeton University (1896)**
    - **Settlement**
  - **Early 19<sup>th</sup> Century**
    - **Ferguson Tract – c. 1830s**

# Project Components

- **Historic Narrative**
  - **Palmer Square (1925-1950)**



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



Edgar Palmer

# Palmer Square



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



# Project Components

- **Historic Narrative**
  - **Third Quarter of 20<sup>th</sup> century (1950-1975)**
    - Education
    - Princeton University
    - Civil Rights – Laws/Acceptance
  - **Recent Trends in the District (1975-2015)**



# Changing Population

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

# Witherspoon-Jackson

- *The Tortoise and the Hare*  
– Aesop



# Statement of Significance

- **Must meet local Significance**
  - “The designated site or area must be historically or architecturally significant on the national, state, or local level, possess integrity (i.e., a high degree of character – defining features) from the period during which it earned its significance.”

# Consultant Response:

- **Significant as a distinct neighborhood in Princeton within the context of racial discrimination against African Americans and the built environment (W-J) that makes this history evident.**
- **Period of Significance –c.1830-1969**



- The designated district...must possess integrity of location, design, setting, materials, workmanship, and association (i.e. a high degree of character-defining features) from the period during which it earns its significance.

- **Consultant Response: Witherspoon-Jackson possesses the necessary integrity as required for consideration for a historic preservation district.**

- **Associated with the lives of persons significant to our past;**

- Dr. Henry Austin
- Emma Epps
- Burnett Griggs
- William Moore
- Albert Edward Hinds
- Paul Robeson
- William Robeson
- Dr. Robert Rivers
- Betsy Stockton
- Howard Waxwood





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

- **Consultant Response: Witherspoon-Jackson meets this criterion.**

- **Distinct streetscape**
- **Vernacular Architectural Theme**
- **Smaller scale**

# Historic Resource Protection

- **“Type Two” Historic District**
  - Recognition of current “state” of the majority of resources in the district
    - Materials
    - Windows
    - Porches
- **Flexibility!**





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

# Thank You

