



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEPT. OF

DIVISION OF PARKS AND FORESTRY

OFFICE OF NEW JERSEY HERITAGE

CN 404

TRENTON, N.J. 08625-0404

(609)292-2023

AUG 12 1991

Bt-Craig

August 6, 1991
ONJH-H91-46

Mr. Alvin L. Zach, P.E., Director
City of Newark Department of Engineering 920 Broad Street
Newark, New Jersey 07102

Dear Mr. Zach:

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:

Essex, County, New Jersey
Newark City
45 Fulton Street
Rental Rehabilitation Program
Community Development Block Grant Program
U.S. Dept. of Housing and Urban Development

800.4 Identifying Historic Properties

It is my opinion, as Deputy State Historic Preservation Officer, that 45 Fulton Street is an integral, contributing building in the Military Park Historic District which I deemed eligible for inclusion in the National Register of Historic Places on August 29, 1990 (ONJH-H90-165). The three-story brick row house has retained its original brick and brownstone ornamentation and iron grillwork and thus is a particularly good example of the late nineteenth century residential architecture that characterizes Fulton Street. This opinion was based, in part, on the 1985 Downtown Newark Survey.

800.5 Assessing Effects

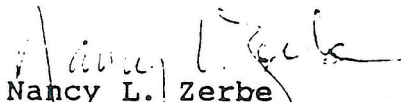
The scope of work for 45 Fulton Street includes the replacement of original windows with vinyl windows, which would be in violation of the Secretary of the Interior's Standards for Rehabilitation, resulting in an adverse effect on this resource.

The window replacement and other work proposed, such as the

installation of iron grates on first floor and basement windows, appear to have already been completed based on the submitted photograph. This situation was confirmed by telephone with Ms. Lucille Spada of the Newark Department of Development office, which oversees the Rental Rehabilitation Program. Proceeding with this work prior to the completion of the Section 106 process precludes the opportunity to comment by both the Office of New Jersey Heritage and the Advisory Council on Historic Preservation. **Section 106 review must be completed before any work proceeds on any federally funded projects.**

The Office of New Jersey Heritage would appreciate an explanation of why this work has already occurred and of the status of funding for the project. Should there be any questions, please contact Lyssa Papazian or Terry Pfoutz of my staff at (609) 292-2023.

Sincerely,


Nancy L. Zerbe
Deputy State Historic
Preservation Officer

NLZ\TP\lp91-886

cc: U.S. Department of Housing and Urban Development
Advisory Council on Historic Preservation



State of New Jersey
Department of Environmental Protection and Energy

HPO-A93-138

Scott A. Weiner
Commissioner

Division of Parks and Forestry
Historic Preservation Office
CN 404
Trenton, NJ 08625-0404
Tel.# 609-292-2023
Fax# 609-292-8115

Nancy Zerbe
Administrator

January 28, 1993

Mr. Albin H. Rothe, A.I.A.
The Rothe Partnership, P.C.
60 East Main Street
Rutherford, NJ 07446

Dear Al:

The National Register nomination for the rowhouses at 43-45 Fulton Street, Newark, Essex County, has been reviewed. It needs revision and is being returned for the reasons outlined below.

Section #1

In cases like this one, where the buildings have had no known historic name, we ordinarily list them by their street address, which would mean that the "historic name" line should be left blank and the "other names/site number" line should be completed with "43-45 Fulton Street" only. It is not necessary to include the survey number, which is not a "site number" in the usual meaning of that term.

Section #2

The state code for New Jersey is "034." The zip code blank needs to be filled.

Section #7

The brevity of the description narrative is a point that the Review Board or the National Register may question.

Section #8

Only the notation "N/A" should appear in the space for "Cultural Affiliation," because the property is not being nominated under Criterion D.

A potential difficulty exists in the significance statement. While the summary paragraph focuses appropriately upon the resource being nominated, the balance of the statement concerns the district for which the SHPO opinion of eligibility was issued. As you are well aware, a district may be eligible for Register listing even though specific resources within it may lack the individual distinction that would make them eligible alone.

Section #9

General works of architectural history that do not provide specific information about the resource being nominated should not be included in this section.

Section #10

In future, please place the verbal boundary and boundary justification statements, however brief, onto continuation sheets.

Accompanying Documentation

Submit the appropriate USGS 7.5-minute quadrangle map with the resource precisely located in pencil.

A bar scale is needed on the site map.

The photographs submitted must be black-and-white and unmounted. Submit two identical sets. They must be properly labeled, in either of two ways: 1) on the back in pencil, or 2) on the bottom margin of the face in a permanent film marking ink. The labeling needs to include the state, county, name of the property (i.e. 43-45 Fulton Street), and the photograph number.

Some interior photographs are needed, showing general conditions and those portions of stairways, hallways, and other features that survived the vandalism.

Slides will be needed for the presentation to the Review Board. Do you have same and will you bring them to the meeting?

If further clarification is needed, please contact me.

Sincerely,



Robert W. Craig
Senior Historic Preservation Specialist

Encl.

United States Department of the Interior
National Park Service

RECEIVED

SEP 25 1992

National Register of Historic Places Registration Form

OFFICE OF N.J. HERITAGE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name N / A

other names/site number Row House (Inv. No. 0714-115 & 116 Downtown Newark Survey, 1985)

2. Location

street & number 43-45 Fulton Street ☐ not for publication

city or town Newark ☐ vicinity

state New Jersey code NJ county Essex code 013 zip code

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:)

43-45 Fulton Street
Name of Property

Newark, New Jersey
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

Ca. 1860-65 (J.J. Higginson 1865 Map.

Front door hinges stamped "1860".

Significant Dates

1860-65 (per above)

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Military Park District

Architect/Builder

Unknown

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

National
Continuation

National Register of Historic Places
Continuation Sheet

Section number

Section number 7 Page 1

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43-45 Fulton Street
Newark, New Jersey

DESCRIPTION:

The subject row-houses are two of three contiguous and similar structures located at the eastern end of Fulton Street, south side, in a prominent setting at the corner of McCarter Highway. At the western end of Fulton Street is Street, between Military Park and Washington Park.

Both buildings are rectangular in plan (see floor plan sketch), three stories high, with a three-bay configuration, originally built as residences possibly as apartments, based upon the apparently-original floor plan of six units on each floor. There is some indication that the structures may have been used as rooming houses, if not originally, at an early time, based upon the number of doors from the central hallways. 43 has an unoccupied basement; 45 has an occupied basement, accessed by an entrance door located under the stairs to the first floor entrance.

The subject buildings were recently restored, after having been severely deteriorated and being vacant, as was noted at the time of their inclusion in the Downtown Newark Survey, conducted in 1985 (see photos).

The exterior walls are brick bearing walls, embellished with brownstone (Newark stone) sills, lintels, steps and basement walls. The third floor windows have flat brownstone lintels. First and second floor windows have molded segmented arch-shaped "eyebrow" lintels. All of the exterior walls, door and window openings, lintels, sills, entrance surrounds, stoops and cornices appear to be original. Very decorative, original-appearing, wrought iron work occurs at the railings at both entrances, with a continuous connecting railing protecting the recessed basement "well" at the front of 45 Fulton Street. Basement doors are protected with decorative wrought-iron gates, which are reproductions that replaced the deteriorated original gates.

In addition to the wrought-iron railings noted, there is a matching iron gate protecting the alleyway between 43 Fulton Street and the building to the west.

While the buildings are substantially similar in construction and appearance, there are certain individual differences.

43 Fulton Street is capped with a heavy, double-bracketed Italianate-style cornice, as one means of expressing individuality from 45 Fulton Street. The wooden doorway surround is heavily articulated with a pediment in the Classical Revival style, and having palmette and shield embellishment.

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

SIGNIFICANCE:

43-45 Fulton Street retain many of their original stylistic features which make them particularly good examples of the mid-to-late-nineteenth-century residential architecture prevalent in Newark and other urban areas. The fact is that many of the original row-houses in Newark have been lost, and continue to be lost at an accelerating rate, due to deterioration and replacement, generally by larger institutional buildings and supporting parking facilities. Therefore, these buildings, while not outstanding architectural examples, may well remain as two of a very few examples along Fulton Street and in the surrounding area of Downtown Newark. As such, these buildings are increasingly rare representative examples of residential row-house architecture in Newark.

In 1985, a Downtown Newark Survey was sponsored by Renaissance Newark. This survey identified the area in which these buildings are located as eligible for inclusion in the National Register as a historic district described as the Military Park Commons Historic District. This survey identified 43-45 Fulton Street as making significant contributions to said district. Unfortunately, much change has since occurred along Fulton Street and in the surrounding area, and the historic district was never nominated.

The selection of the geographic area for the settlement of Newark in the seventeenth century, particularly considering its location along the Passaic River and the excellent port facilities on Newark Bay, is quite understandable, and the inevitable expansion and development of Newark, like that of many other coastal cities, was the result of this strategic location. It is also very understandable that the excellent port facilities would result in the attraction and development of industry which could easily market its wares throughout the country and the world. The development and expansion within the proposed Military Park Commons Historic District reflects this overall pattern. From the period of c. 1666, and up through the middle of the eighteenth century, the area appears to have been rural farmland, no doubt dotted with the farmsteads, mills and other modest structures associated with the period. None of this seventeenth or early-eighteenth-century development is evident within the area. The industrialization within the area appears to commence about the period of the American Revolution with the Vesuvius Furnace operating c. 1768 and the Newark Stove Foundry before 1810. Also notable is the apparently first brewery within Newark founded by Thomas Morton and dating to c. 1795. The brewery industry in Newark, associated primarily with the Ballantine family, is of course well known.

The proposed Military Park Commons Historic District is described in the Downtown Newark Survey as:

"The eligible Military Park Commons Historic District, consisting of the band of buildings surrounding Military Park, is bounded by McCarter Highway, Park Street and Raymond Boulevard, Halsey Street, and Lombardy Street. Its definition as a historic commons is justified by its continuous presence as a public 'ground' defined by a surrounding wall of buildings. Set aside

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

as 'The Training Ground' by Robert Treat and his followers in 1667, this open area has since served as the city's middle commons. Although the district is no longer primarily residential, it includes several 19th century row houses on Fulton Street..."

During the eighteenth century, the present Washington Park was known as the "Upper Commons" and was not originally set aside as a market place, but was more like a "clearing house for the disposal of livestock". In 1768 a market or "fair" was opened on that spot and the marketplace function continued until recent times.

The high-density row house form became prevalent in the residential areas of Newark (and other urban centers) beginning about the middle of the nineteenth century. Census and other records indicate that most of the row houses were occupied by the owners or operators of various commercial installations nearby, most likely located within the immediate area. Records also indicate that many row-houses were either originally built and occupied as multi-family and, at least in some cases, as rooming houses, or were converted soon after construction. The City of Newark Directories for the period would indicate occupants as being workers and trades people to a large extent.

The close relationship between the row-houses and the nearby commercial installations that were dominant within the Downtown Newark area during the mid-nineteenth to early-twentieth centuries has now been almost totally obliterated by mostly large-scale later development, or demolition of many of the structures of that period for parking lots, or anticipating new development. Even the nearby James Street Commons Historic District, which contains one of the highest concentrations of original nineteenth- and twentieth-century structures, most of them row-houses, or combination commercial/residential buildings, is suffering a wholesale loss of these structures due to deterioration or large-scale redevelopment.

The preservation and formal recognition of 43-45 Fulton Street will, at least in a modest way, serve as a reminder of the mid-nineteenth and early-twentieth-century development and lifestyle of the Downtown Newark area, fast being displaced by redevelopment.

The adjacent row-house, 47 Fulton Street, while very similar, is not nominated due to lack of owner interest.

The potential of archaeological resources should be noted, since controlled investigation, as part of HABS recordation for other similar sites in the area, particularly in the James Street Commons Historic District, has produced artifacts from the nineteenth and eighteenth centuries. Being located within one block of the river front, the subject sites might be of archaeological interest.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

BIBLIOGRAPHY:

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- Bloomberg, Susan E. H., *Industrialization and Skilled Workers, Newark, 1826-1860*, University of Michigan, Ann Arbor, 1974.
- Blumenson, John J. G., *Identifying American Architecture*, American Association for State and Local History, Nashville, Tennessee. 1977.
- Bradley, Charles, *P. Ballantine and Sons, Brewers and Maltsters, Newark, New Jersey 1840-1933*.
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- Fitch, James Marston, *American Building, The Historical Forces that Shaped It*, Schocken Books, New York. 1966.
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- Folsom, Joseph F., *The Municipalities of Essex County, New Jersey, 1666-1924*, Lewis Historical Publishing Company, Inc., New York, 1920.
- Hamlin, Talbot, *Greek Revival Architecture in America*, Dover, New York. 1944, 1964.
- McAlester, Virginia and Lee, *A Field Guide to American Houses*, Alfred A. Knopf, New York. 1984.
- Pierson, David L., *Narratives of Newark; From the Days of Its Founding*, Pierson Publishing Company, Newark, 1917.
- Popper, Samuel H., *Newark, New Jersey; 1870-1910, Chapters in the Evolution of an American Metropolis*, New York University, New York, 1952. (Dissertation)
- Urquhart, Frank, *A History of the City of Newark; Embracing practically Two and a Half Centuries, 1666-1913, Volumes I, II and III*, Lewis Historical Publishing Company, New York, 1913.
- Whiffen, Marcus, *American Architecture Since 1780*, M.I.T. Press, Cambridge, Massachusetts. 1969.
- Hand-Book and Guide for the City of Newark, New Jersey, *Daily Advertiser Printer*, 1872.
- Manual of Real Estate Owners of the City of Newark, New Jersey, *E. Robinson and Company*, New York, 1902.
- Manual of Real Estate Owners of the City of Newark, *The Credit Reporting Company*, Newark, 1924.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

REFERENCES:

County of Essex, Deeds and Records.

City of Newark, Tax Records.

City of Newark, Building Department Records.

National Register of Historic Places Nomination Form, The James Street Commons Historic District, Anthony S. Vacca, Newark Preservation and Landmarks Committee. 1976.

Downtown Newark Survey, Renaissance Newark, May 1988.

James Street Commons Historic District, National Register Nomination Form, Newark Preservation and Landmarks Committee, August, 1976.

Historic American Buildings Survey: 320, 322, 324, 326 Martin Luther King Jr., Boulevard, HABS No. NJ-913-916; 102, 106, 108, 132 Central Avenue, HABS No. NJ-917-920; 79, 83, 85, 91, 103 Bleeker Street, HABS No. NJ-921-925. James Street Commons Historic District, Albin H. Rothe, 1985.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 9 Page 3HISTORIC MAPS:

- Map No. 1 - "A map of the Town of New-Ark in the State of New Jersey", published in 1806, re-published by A. M. Holbrook in 1891. Shows subject study area as undeveloped farmland. Fulton Street is mapped.
- Map No. 2 - "Map of the City of Newark in 1836". Study area is still vacant and undeveloped.
- Map No. 3 - "Map of the City of Newark - 1853". Street pattern developed, except for McCarter Highway.
- Map No. 4 - "Map of the City of Newark" by J. J. Higginson, 1865. Shows vicinity of study area. Could be subject properties.
- Map No. 5 - "Military Park Commons Historic District, Proposed" - Downtown Newark Survey, Renaissance Newark, May, 1985.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

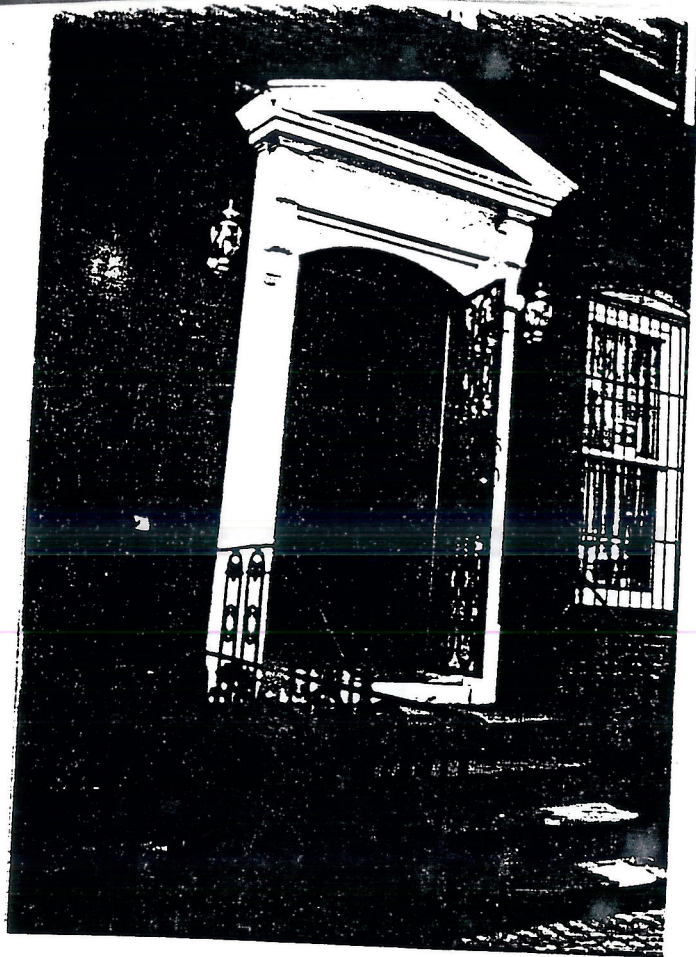
Additional Documentation

Photographs:

The following information is the same for all photographs listed:

1. Name of Property: Row-Houses, 43-45 Fulton Street
2. City and State: Newark, New Jersey
3. Photos by: Albin H. Rothe
4. Photos Taken: July, 1992
5. Location of Negatives: The Rothe Partnership, P.C., Architects - Planners,
60 East Main Street, Ramsey, New Jersey 07446

- Photo 1 of 9: Streetscape - south.
Photo 2 of 9: North (main) facade, camera pointing south.
Photo 3 of 9: North (main) facade, 43 Fulton Street, camera pointing south.
Photo 4 of 9: North (main) facade, 45 Fulton Street, camera pointing south.
Photo 5 of 9: North (main) facade, camera pointing south-east.
Photo 6 of 9: Entrance detail, 45 Fulton Street, camera pointing south.
Photo 7 of 9: North (main) facade, camera pointing south-west.
Photo 8 of 9: Wrought-iron railing detail, camera pointing south-west.
Photo 9 of 9: Wrought-iron gate detail, 43 Fulton Street, camera pointing south.



6



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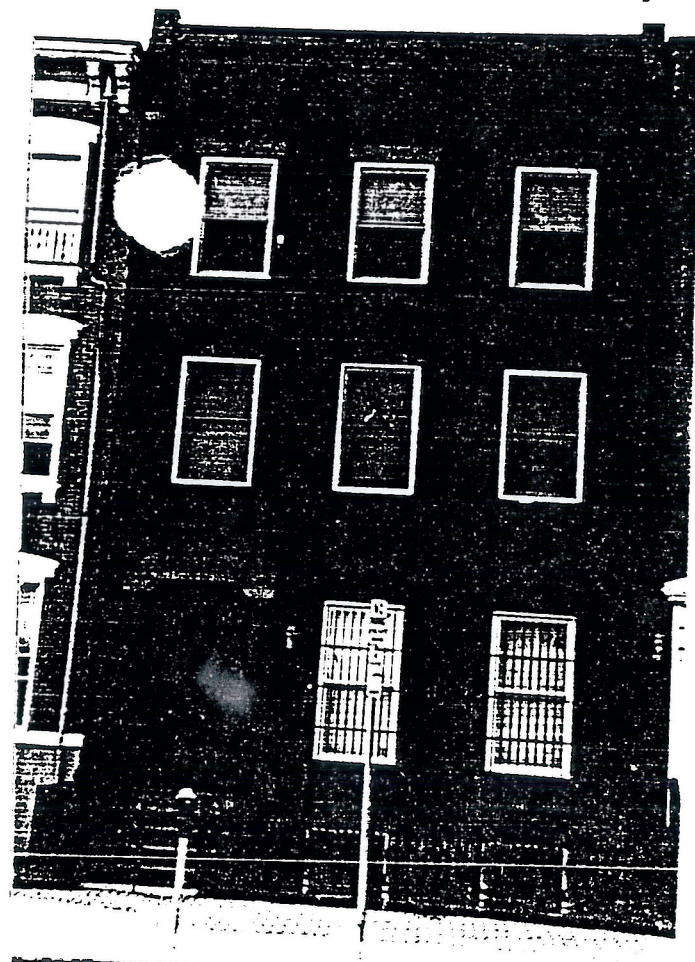
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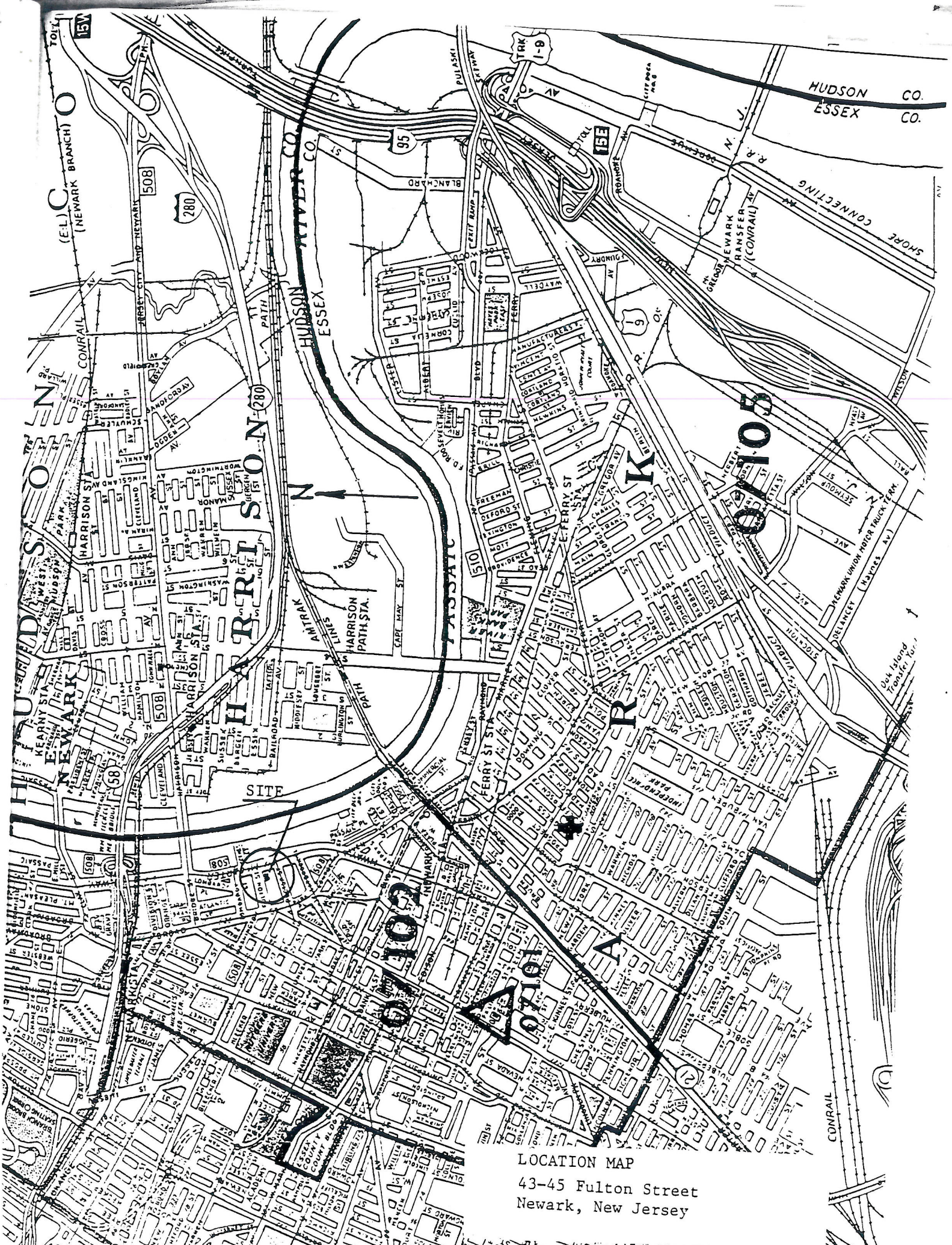


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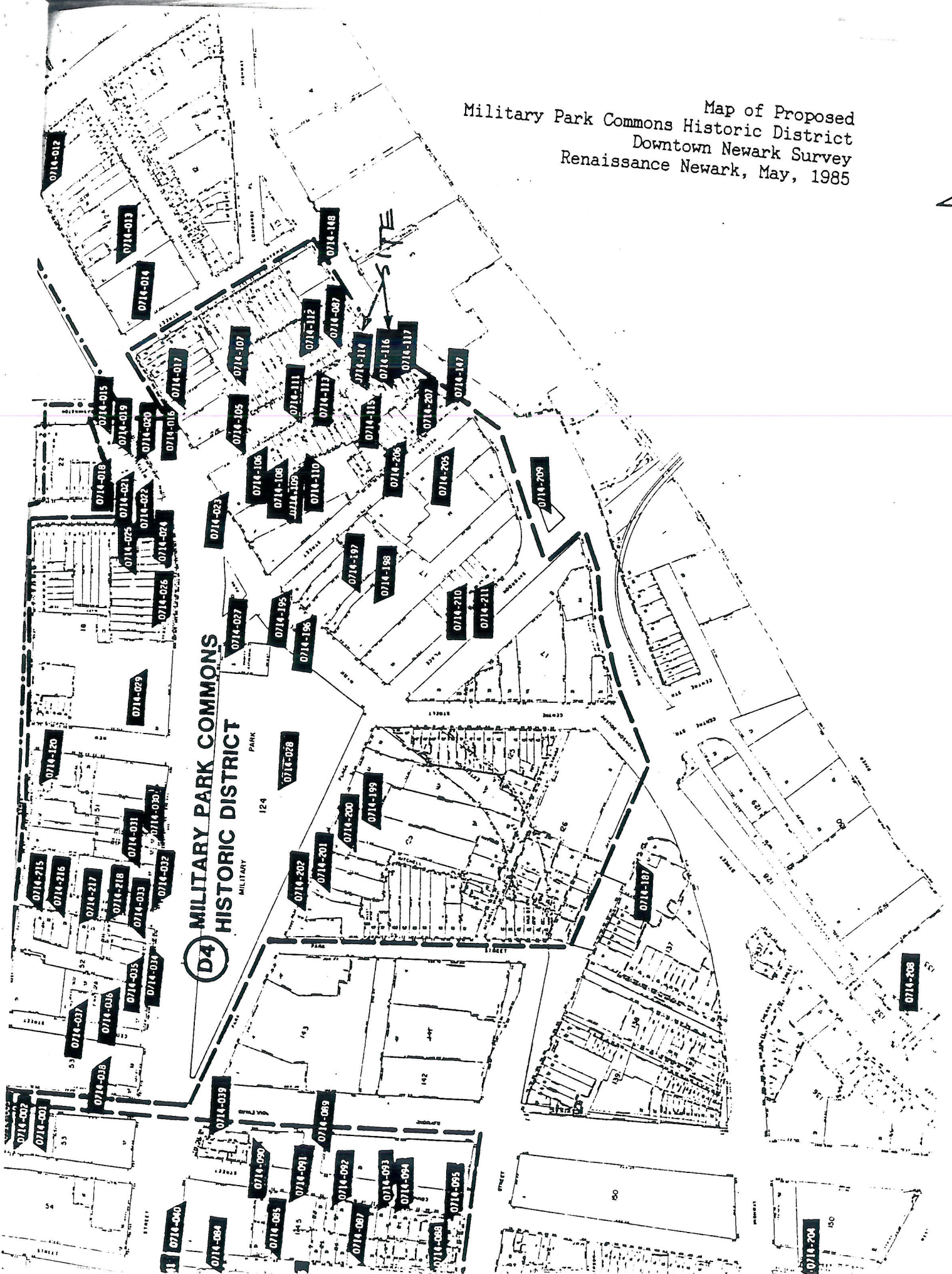


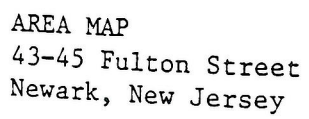


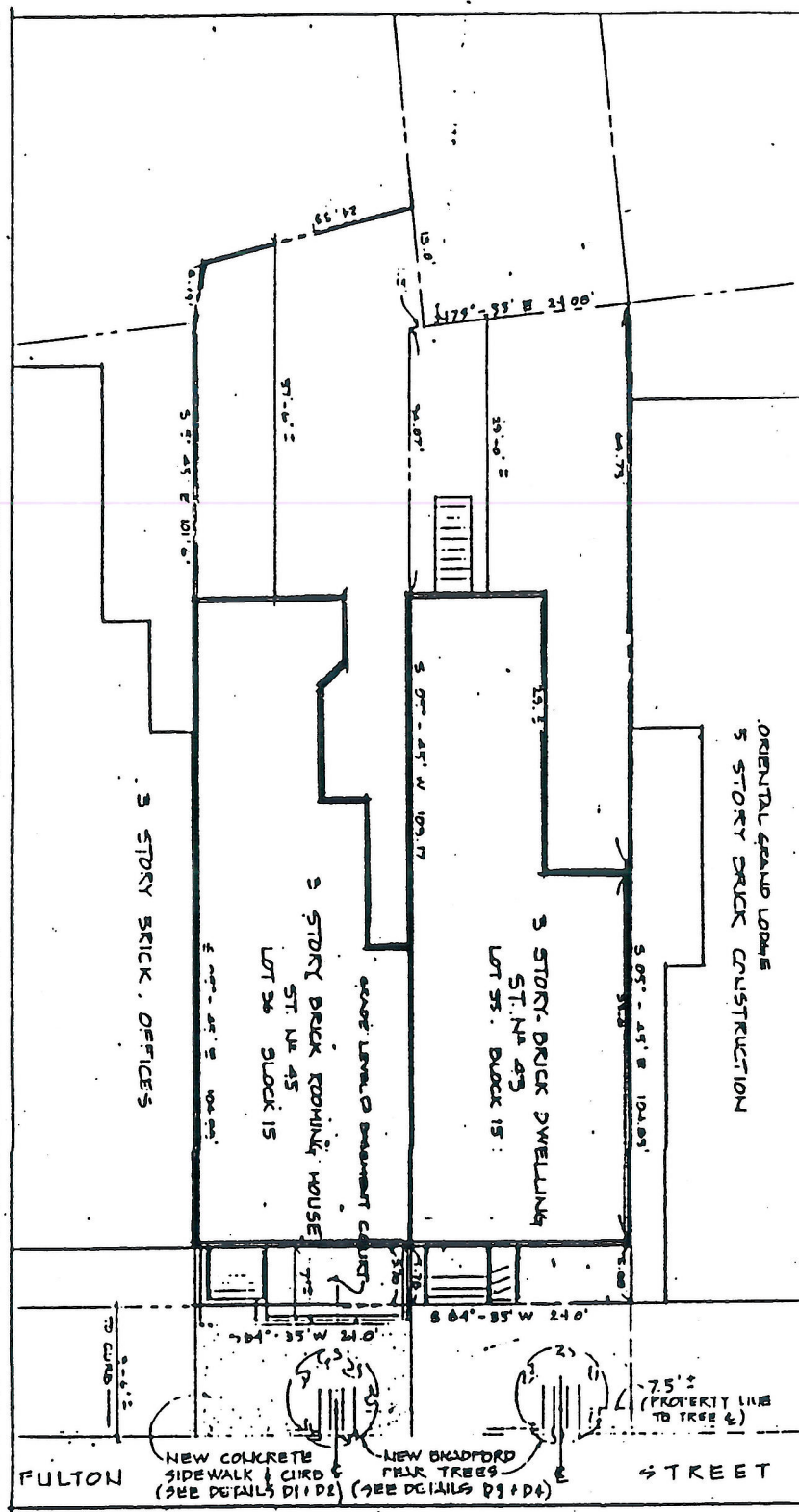
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LOCATION MAP
43-45 Fulton Street
Newark, New Jersey

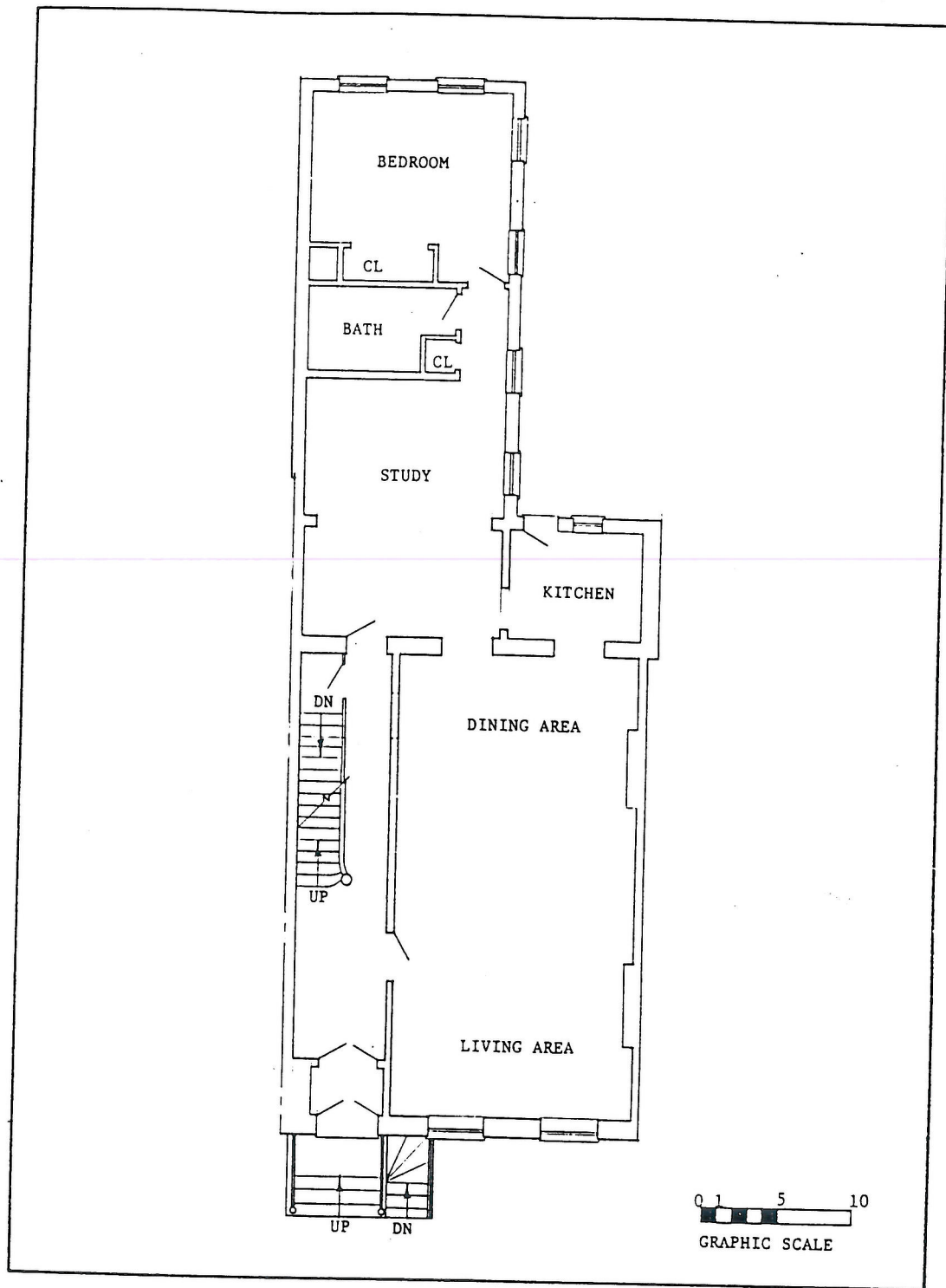




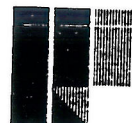


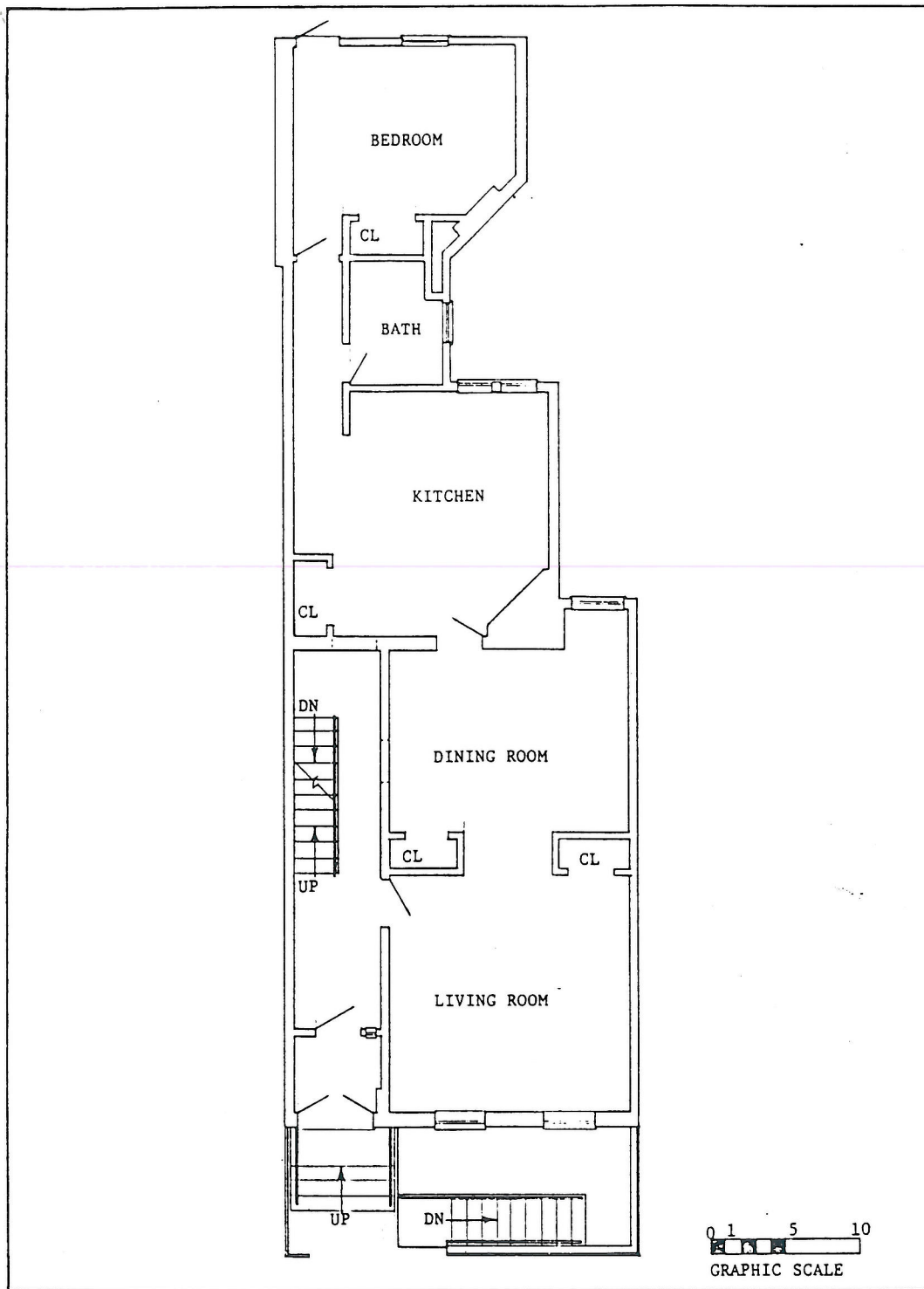
SITE PLAN
43-45 Fulton Street
Newark, New Jersey





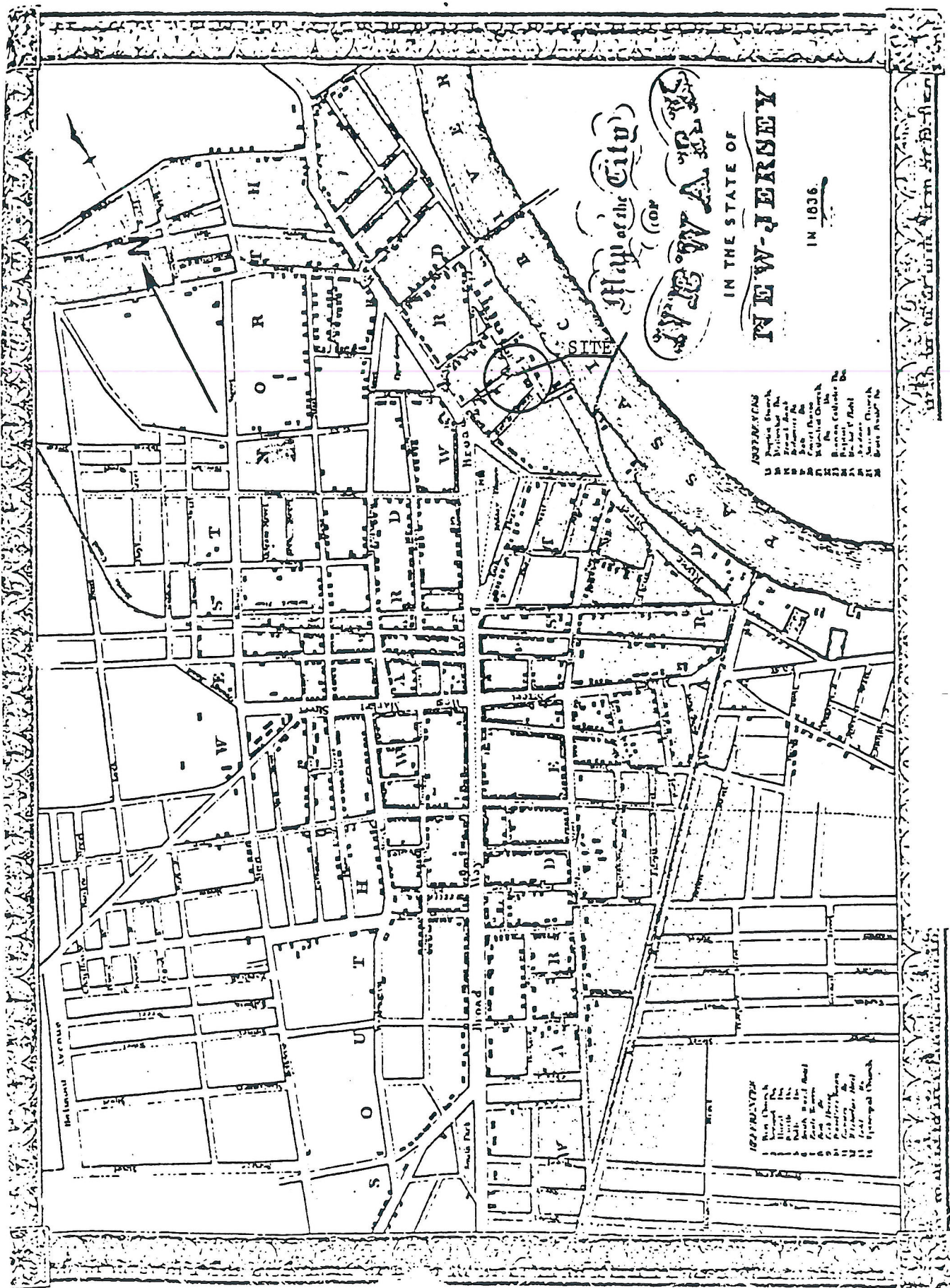
FIRST FLOOR PLAN
43 FULTON STREET
NEWARK, NEW JERSEY

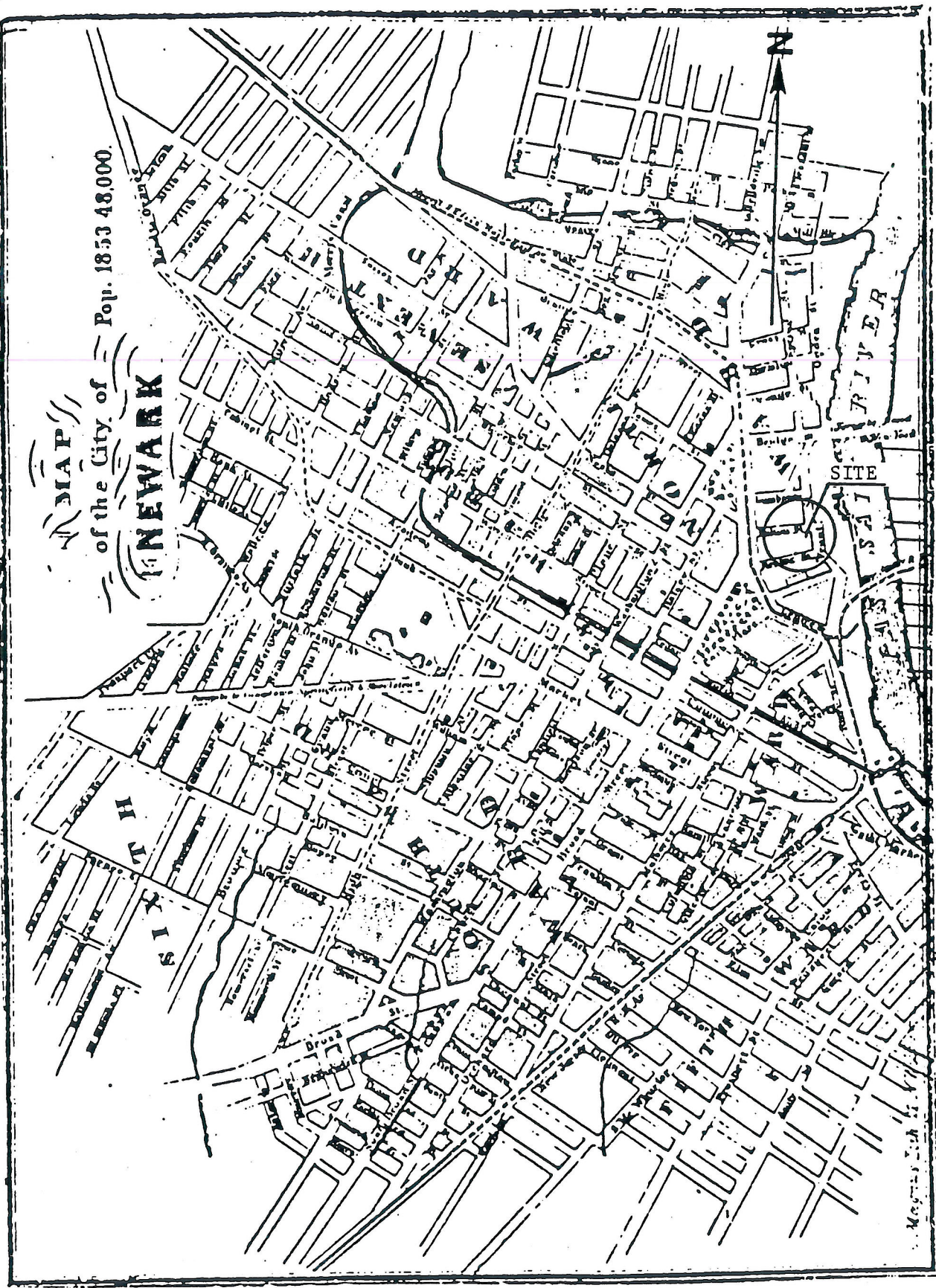




FIRST FLOOR PLAN
45 FULTON STREET
NEWARK, NEW JERSEY







This shows mid-19th century Newark (1853).



Portion of the 1865 Map of the
City of Newark. J.J. Higginson.



State of New Jersey
Department of Environmental Protection and Energy

Division of Parks and Forestry
Office of New Jersey Heritage
CN 404

Trenton, NJ 08625-0404

Tel. # 609-292-2023

Fax. # 609-292-8115

Nancy L. Zerbe
Administrator

Weiner
ssioner

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM
TECHNICAL/SUBSTANTIVE EVALUATION SHEET

NOMINATION: Row House A.k.a. 43-45 Fulton Street DATE REVIEWED: 1/26/93

DATE RECEIVED 9/25/92 REVIEW DEADLINE 11/24/92 REVIEWER SIGNATURE RWC

(Check items that have been satisfactorily completed; circle other items. Place comments on separate sheets.)

1 & 2. NAME AND LOCATION

- ☒ Historic name
☒ Other names, site #s *should use address.*
☒ Address adequate *zip code needed*

5. CLASSIFICATION

- ☒ Ownership or Category of Property
☒ Numbers of contributing & non-contributing resources

6. FUNCTION OR USE

- ☒ Historic Functions
☒ Current Functions

7. DESCRIPTION

- ☒ Architectural Classification
☒ Materials *not precisely listed but OK*
General Text:

- ☒ Summary Paragraph *review w/TK - almost no interior description*
☒ Completeness
☒ Clarity/Order/photographs are cross-referenced
☒ Alterations/Integrity
☒ Surroundings
☒ Dates
☒ Boundary Selection
☒ Outbuildings/Ancillary Buildings
Individual Building (Structure/Site/Object) Descriptions:
☒ All resources described
☒ Block & Lot Numbers and Street Addresses
☒ Photographs are cross-referenced
☒ Dates provided where needed

8. SIGNIFICANCE

- ☒ Applicable NR Criteria & Criteria Considerations
☒ Areas of Significance
☒ Period of Significance
☒ Significant Dates & Cultural Affiliation *Cult. Aff. - see L*
☒ Significant Person or Architect/ Builder *N/A*



THE ROTHE PARTNERSHIP, P.C.

60 EAST MAIN STREET • RAMSEY, NEW JERSEY 07446 • (201) 327-1580

10 HIGH POINT LANE
RINGWOOD, NJ 07456

September 24, 1992

RECEIVED

SEP 26 1992

Office of New Jersey Heritage
CN 404
Trenton, New Jersey 08625-0404

OFFICE OF N.J. HERITAGE

ATTN: Robert Craig

Re: 43-45 Fulton Street
Newark, New Jersey

Dear Bob:

Enclosed please find a NR Nomination Form for the above referenced.

Also enclosed is a copy of a DOE letter from Nancy, dated Aug.6, 1991.

The owner, Joseph Stypa, has requested listing, based upon the historic significance of the sites, as acknowledged by Nancy's letter.

The reference to the installation of vinyl windows, noted in the letter, is not accurate, since wood windows similar to the original were installed to replace the originals, which were destroyed by a combination of deterioration and vandalism.

Please let us know if you need anything additional.

Thank you.

Sincerely

THE ROTHE PARTNERSHIP, P.C.
Architects-Planners

Albin H. Rothe, A.I.A.

AHR:a

Encl.

cc: Joseph Stypa



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

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Aug 12 12 27 PM '91

Brit Craig

August 6, 1991
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Mr. Alvin L. Zach, P.E., Director
City of Newark Department of Engineering 920 Broad Street
Newark, New Jersey 07102

Dear Mr. Zach:

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:

Essex, County, New Jersey
Newark City
45 Fulton Street
Rental Rehabilitation Program
Community Development Block Grant Program
U.S. Dept. of Housing and Urban Development

800.4 Identifying Historic Properties

It is my opinion, as Deputy State Historic Preservation Officer, that 45 Fulton Street is an integral, contributing building in the Military Park Historic District which I deemed eligible for inclusion in the National Register of Historic Places on August 29, 1990 (ONJH-H90-165). The three-story brick row house has retained its original brick and brownstone ornamentation and iron grillwork and thus is a particularly good example of the late nineteenth century residential architecture that characterizes Fulton Street. This opinion was based, in part, on the 1985 **Downtown Newark Survey**.

800.5 Assessing Effects


The scope of work for 45 Fulton Street includes the replacement of original windows with vinyl windows, which would be in violation of the Secretary of the Interior's Standards for Rehabilitation, resulting in an **adverse effect** on this resource.

The window replacement and other work proposed, such as the

installation of iron grates on first floor and basement windows, appear to have already been completed based on the submitted photograph. This situation was confirmed by telephone with Ms. Lucille Spada of the Newark Department of Development office, which oversees the Rental Rehabilitation Program. Proceeding with this work prior to the completion of the Section 106 process precludes the opportunity to comment by both the Office of New Jersey Heritage and the Advisory Council on Historic Preservation. **Section 106 review must be completed before any work proceeds on any federally funded projects.**

The Office of New Jersey Heritage would appreciate an explanation of why this work has already occurred and of the status of funding for the project. Should there be any questions, please contact Lyssa Papazian or Terry Pfoutz of my staff at (609) 292-2023.

Sincerely,


Nancy L. Zerbe
Deputy State Historic
Preservation Officer

NLZ\TP\lp91-886

cc: U.S. Department of Housing and Urban Development
Advisory Council on Historic Preservation



State of New Jersey
Department of Environmental Protection and Energy

HPO-A93-138

Scott A. Weiner
Commissioner

Division of Parks and Forestry
Historic Preservation Office
CN 404
Trenton, NJ 08625-0404
Tel.# 609-292-2023
Fax# 609-292-8115

Nancy Zerbe
Administrator

January 28, 1993

Mr. Albin H. Rothe, A.I.A.
The Rothe Partnership, P.C.
60 East Main Street
Rutherford, NJ 07446

Dear Al:

The National Register nomination for the rowhouses at 43-45 Fulton Street, Newark, Essex County, has been reviewed. It needs revision and is being returned for the reasons outlined below.

Section #1

In cases like this one, where the buildings have had no known historic name, we ordinarily list them by their street address, which would mean that the "historic name" line should be left blank and the "other names/site number" line should be completed with "43-45 Fulton Street" only. It is not necessary to include the survey number, which is not a "site number" in the usual meaning of that term.

Section #2

The state code for New Jersey is "034." The zip code blank needs to be filled.

Section #7

The brevity of the description narrative is a point that the Review Board or the National Register may question.

Section #8

Only the notation "N/A" should appear in the space for "Cultural Affiliation," because the property is not being nominated under Criterion D.

A potential difficulty exists in the significance statement. While the summary paragraph focuses appropriately upon the resource being nominated, the balance of the statement concerns the district for which the SHPO opinion of eligibility was issued. As you are well aware, a district may be eligible for Register listing even though specific resources within it may lack the individual distinction that would make them eligible alone.

Section #9

General works of architectural history that do not provide specific information about the resource being nominated should not be included in this section.

Section #10

In future, please place the verbal boundary and boundary justification statements, however brief, onto continuation sheets.

Accompanying Documentation

Submit the appropriate USGS 7.5-minute quadrangle map with the resource precisely located in pencil.

A bar scale is needed on the site map.

The photographs submitted must be black-and-white and unmounted. Submit two identical sets. They must be properly labeled, in either of two ways: 1) on the back in pencil, or 2) on the bottom margin of the face in a permanent film marking ink. The labeling needs to include the state, county, name of the property (i.e. 43-45 Fulton Street), and the photograph number.

Some interior photographs are needed, showing general conditions and those portions of stairways, hallways, and other features that survived the vandalism.

Slides will be needed for the presentation to the Review Board. Do you have same and will you bring them to the meeting?

If further clarification is needed, please contact me.

Sincerely,



Robert W. Craig
Senior Historic Preservation Specialist

Encl.

United States Department of the Interior
National Park Service

RECEIVED

SEP 25 1992

National Register of Historic Places
Registration Form

OFFICE OF N.J. HERITAGE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name N / A

other names/site number Row House (Inv. No. 0714-115 & 116 Downtown Newark Survey, 1985)

2. Location

street & number 43-45 Fulton Street ☐ not for publication

city or town Newark ☐ vicinity

state New Jersey code NJ county Essex code 013 zip code

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State of Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Signature of the Keeper

Date of Action

43-45 Fulton Street
Name of Property

Newark, New Jersey
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

Ca. 1860-65 (J.J. Higginson 1865 Map.

Front door hinges stamped "1860".

Significant Dates

1860-65 (per above)

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Military Park District

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

United States
National Park ServiceUnited States Department of the Interior
National Park ServiceNational
ContinuationNational Register of Historic Places
Continuation Sheet

Section number

Section number 7 Page 1

45 Fulton Street
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43-45 Fulton Street
Newark, New Jersey

DESCRIPTION:

The subject row-houses are two of three contiguous and similar structures located at the eastern end of Fulton Street, south side, in a prominent section at the corner of McCarter Highway. At the western end of Fulton Street is Street, between Military Park and Washington Park.

Both buildings are rectangular in plan (see floor plan sketch), three stories high, with a three-bay configuration, originally built as residences possibly as apartments, based upon the apparently-original floor plan of six units on each floor. There is some indication that the structures may have been used as rooming houses, if not originally, at an early time, based upon the number of doors from the central hallways. 43 has an unoccupied basement; 45 has an occupied basement, accessed by an entrance door located under the stairs to the first floor entrance.

The subject buildings were recently restored, after having been severely deteriorated and being vacant, as was noted at the time of their inclusion in the Downtown Newark Survey, conducted in 1985 (see photos).

The exterior walls are brick bearing walls, embellished with brownstone (Newark stone) sills, lintels, steps and basement walls. The third floor windows have flat brownstone lintels. First and second floor windows have molded segmented arch-shaped "eyebrow" lintels. All of the exterior walls, door and window openings, lintels, sills, entrance surrounds, stoops and cornices appear to be original. Very decorative, original-appearing, wrought iron work covers the railings at both entrances, with a continuous connecting railing protecting the recessed basement "well" at the front of 45 Fulton Street. Basement doors are protected with decorative wrought-iron gates, which are reproductions that replaced the deteriorated original gates.

In addition to the wrought-iron railings noted, there is a matching iron gate protecting the alleyway between 43 Fulton Street and the building to the west.

While the buildings are substantially similar in construction and appearance, there are certain individual differences.

43 Fulton Street is capped with a heavy, double-bracketed Italianate-style cornice, as one means of expressing individuality from 45 Fulton Street. The wooden doorway surround is heavily articulated with a pediment in the Classical Revival style, and having palmette and shield embellishment.

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

SIGNIFICANCE:

43-45 Fulton Street retain many of their original stylistic features which make them particularly good examples of the mid-to-late-nineteenth-century residential architecture prevalent in Newark and other urban areas. The fact is that many of the original row-houses in Newark have been lost, and continue to be lost at an accelerating rate, due to deterioration and replacement, generally by larger institutional buildings and supporting parking facilities. Therefore, these buildings, while not outstanding architectural examples, may well remain as two of a very few examples along Fulton Street and in the surrounding area of Downtown Newark. As such, these buildings are increasingly rare representative examples of residential row-house architecture in Newark.

In 1985, a Downtown Newark Survey was sponsored by Renaissance Newark. This survey identified the area in which these buildings are located as eligible for inclusion in the National Register as a historic district described as the Military Park Commons Historic District. This survey identified 43-45 Fulton Street as making significant contributions to said district. Unfortunately, much change has since occurred along Fulton Street and in the surrounding area, and the historic district was never nominated.

The selection of the geographic area for the settlement of Newark in the seventeenth century, particularly considering its location along the Passaic River and the excellent port facilities on Newark Bay, is quite understandable, and the inevitable expansion and development of Newark, like that of many other coastal cities, was the result of this strategic location. It is also very understandable that the excellent port facilities would result in the attraction and development of industry which could easily market its wares throughout the country and the world. The development and expansion within the proposed Military Park Commons Historic District reflects this overall pattern. From the period of c. 1666, and up through the middle of the eighteenth century, the area appears to have been rural farmland, no doubt dotted with the farmsteads, mills and other modest structures associated with the period. None of this seventeenth or early-eighteenth-century development is evident within the area. The industrialization within the area appears to commence about the period of the American Revolution with the Vesuvius Furnace operating c. 1768 and the Newark Stove Foundry before 1810. Also notable is the apparently first brewery within Newark founded by Thomas Morton and dating to c. 1795. The brewery industry in Newark, associated primarily with the Ballantine family, is of course well known.

The proposed Military Park Commons Historic District is described in the Downtown Newark Survey as:

"The eligible Military Park Commons Historic District, consisting of the band of buildings surrounding Military Park, is bounded by McCarter Highway, Park Street and Raymond Boulevard, Halsey Street, and Lombardy Street. Its definition as a historic commons is justified by its continuous presence as a public 'ground' defined by a surrounding wall of buildings. Set aside

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2

as 'The Training Ground' by Robert Treat and his followers in 1667, this open area has since served as the city's middle commons. Although the district is no longer primarily residential, it includes several 19th century row houses on Fulton Street..."

During the eighteenth century, the present Washington Park was known as the "Upper Commons" and was not originally set aside as a market place, but was more like a "clearing house for the disposal of livestock". In 1768 a market or "fair" was opened on that spot and the marketplace function continued until recent times.

The high-density row house form became prevalent in the residential areas of Newark (and other urban centers) beginning about the middle of the nineteenth century. Census and other records indicate that most of the row houses were occupied by the owners or operators of various commercial installations nearby, most likely located within the immediate area. Records also indicate that many row-houses were either originally built and occupied as multi-family and, at least in some cases, as rooming houses, or were converted soon after construction. The City of Newark Directories for the period would indicate occupants as being workers and trades people to a large extent.

The close relationship between the row-houses and the nearby commercial installations that were dominant within the Downtown Newark area during the mid-nineteenth to early-twentieth centuries has now been almost totally obliterated by mostly large-scale later development, or demolition of many of the structures of that period for parking lots, or anticipating new development. Even the nearby James Street Commons Historic District, which contains one of the highest concentrations of original nineteenth- and twentieth-century structures, most of them row-houses, or combination commercial/residential buildings, is suffering a wholesale loss of these structures due to deterioration or large-scale redevelopment.

The preservation and formal recognition of 43-45 Fulton Street will, at least in a modest way, serve as a reminder of the mid-nineteenth and early-twentieth-century development and lifestyle of the Downtown Newark area, fast being displaced by redevelopment.

The adjacent row-house, 47 Fulton Street, while very similar, is not nominated due to lack of owner interest.

The potential of archaeological resources should be noted, since controlled investigation, as part of HABS recordation for other similar sites in the area, particularly in the James Street Commons Historic District, has produced artifacts from the nineteenth and eighteenth centuries. Being located within one block of the river front, the subject sites might be of archaeological interest.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

BIBLIOGRAPHY:

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Bloomberg, Susan E. H., *Industrialization and Skilled Workers, Newark, 1826-1860*, University of Michigan, Ann Arbor, 1974.

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Fitch, James Marston, *American Building, The Historical Forces that Shaped It*, Schocken Books, New York. 1966.

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Popper, Samuel H., *Newark, New Jersey; 1870-1910, Chapters in the Evolution of an American Metropolis*, New York University, New York, 1952. (Dissertation)

Urquhart, Frank, *A History of the City of Newark; Embracing practically Two and a Half Centuries, 1666-1913, Volumes I, II and III*, Lewis Historical Publishing Company, New York, 1913.

Whiffen, Marcus, *American Architecture Since 1780*, M.I.T. Press, Cambridge, Massachusetts. 1969.

Hand-Book and Guide for the City of Newark, New Jersey, *Daily Advertiser Printer*, 1872.

Manual of Real Estate Owners of the City of Newark, New Jersey, *E. Robinson and Company*, New York, 1902.

Manual of Real Estate Owners of the City of Newark, *The Credit Reporting Company*, Newark, 1924.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 2

REFERENCES:

County of Essex, Deeds and Records.

City of Newark, Tax Records.

City of Newark, Building Department Records.

National Register of Historic Places Nomination Form, The James Street Commons Historic District, Anthony S. Vacca, Newark Preservation and Landmarks Committee. 1976.

Downtown Newark Survey, Renaissance Newark, May 1988.

James Street Commons Historic District, National Register Nomination Form, Newark Preservation and Landmarks Committee, August, 1976.

Historic American Buildings Survey: 320, 322, 324, 326 Martin Luther King Jr., Boulevard, HABS No. NJ-913-916; 102, 106, 108, 132 Central Avenue, HABS No. NJ-917-920; 79, 83, 85, 91, 103 Bleeker Street, HABS No. NJ-921-925. James Street Commons Historic District, Albin H. Rothe, 1985.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 3

HISTORIC MAPS:

Map No. 1 - "A map of the Town of New-Ark in the State of New Jersey", published in 1806, re-published by A. M. Holbrook in 1891. Shows subject study area as undeveloped farmland. Fulton Street is mapped.

Map No. 2 - "Map of the City of Newark in 1836". Study area is still vacant and undeveloped.

Map No. 3 - "Map of the City of Newark - 1853". Street pattern developed, except for McCarter Highway.

Map No. 4 - "Map of the City of Newark" by J. J. Higginson, 1865. Shows vicinity of study area. Could be subject properties.

Map No. 5 - "Military Park Commons Historic District, Proposed" - Downtown Newark Survey, Renaissance Newark, May, 1985.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

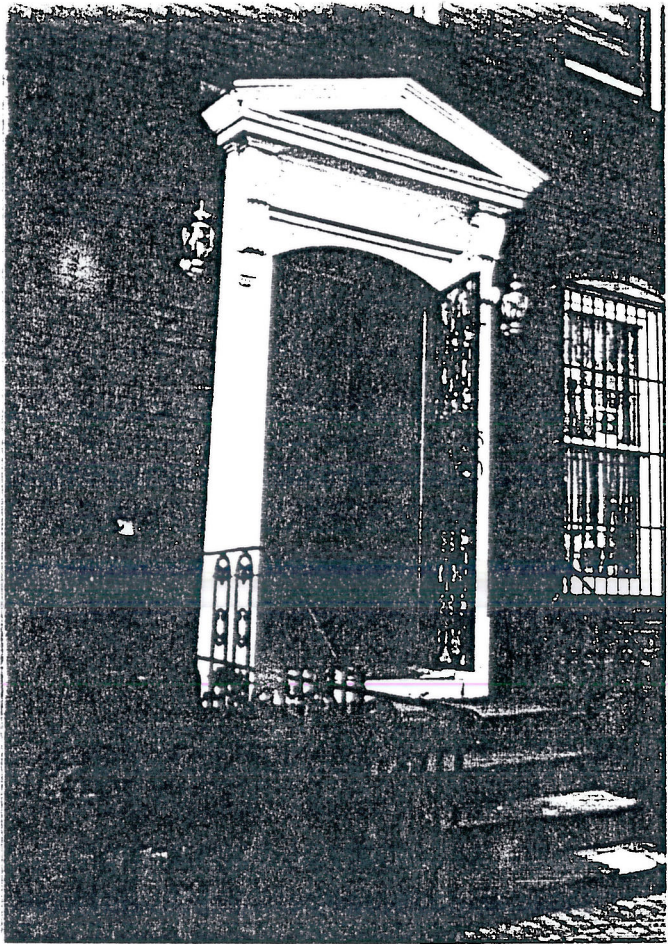
Additional Documentation

Photographs:

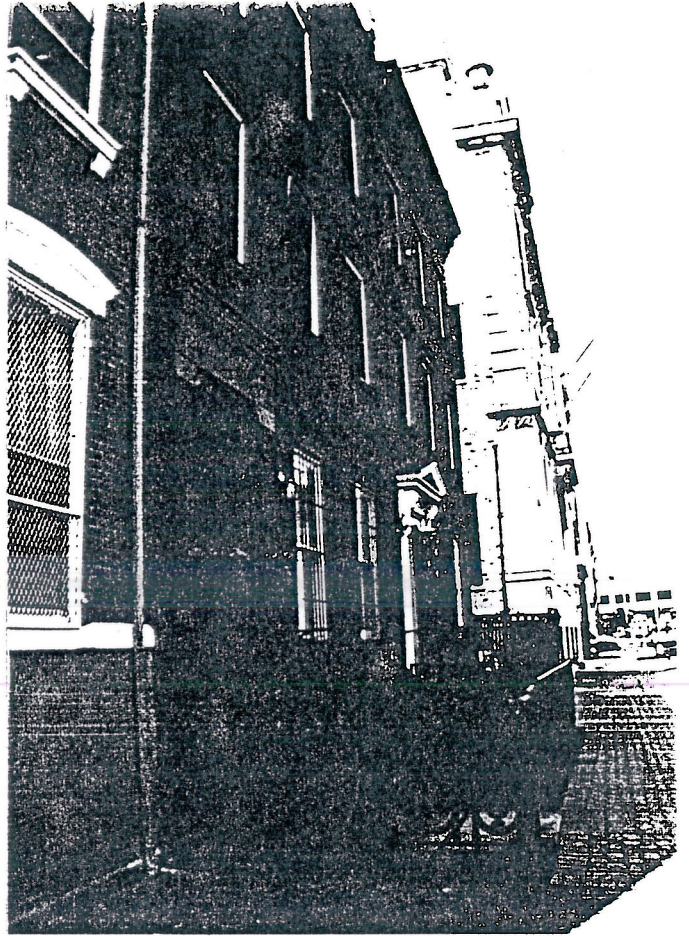
The following information is the same for all photographs listed:

1. Name of Property: Row-Houses, 43-45 Fulton Street
2. City and State: Newark, New Jersey
3. Photos by: Albin H. Rothe
4. Photos Taken: July, 1992
5. Location of Negatives: The Rothe Partnership, P.C., Architects - Planners,
60 East Main Street, Ramsey, New Jersey 07446

- Photo 1 of 9: Streetscape - south.
Photo 2 of 9: North (main) facade, camera pointing south.
Photo 3 of 9: North (main) facade, 43 Fulton Street, camera pointing south.
Photo 4 of 9: North (main) facade, 45 Fulton Street, camera pointing south.
Photo 5 of 9: North (main) facade, camera pointing south-east.
Photo 6 of 9: Entrance detail, 45 Fulton Street, camera pointing south.
Photo 7 of 9: North (main) facade, camera pointing south-west.
Photo 8 of 9: Wrought-iron railing detail, camera pointing south-west.
Photo 9 of 9: Wrought-iron gate detail, 43 Fulton Street, camera pointing south.



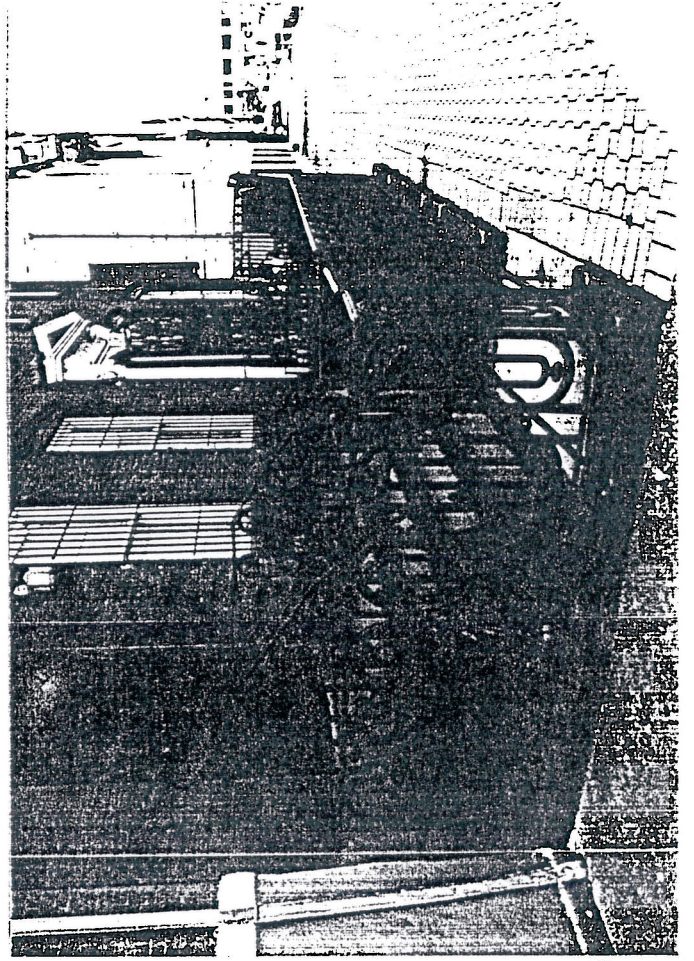
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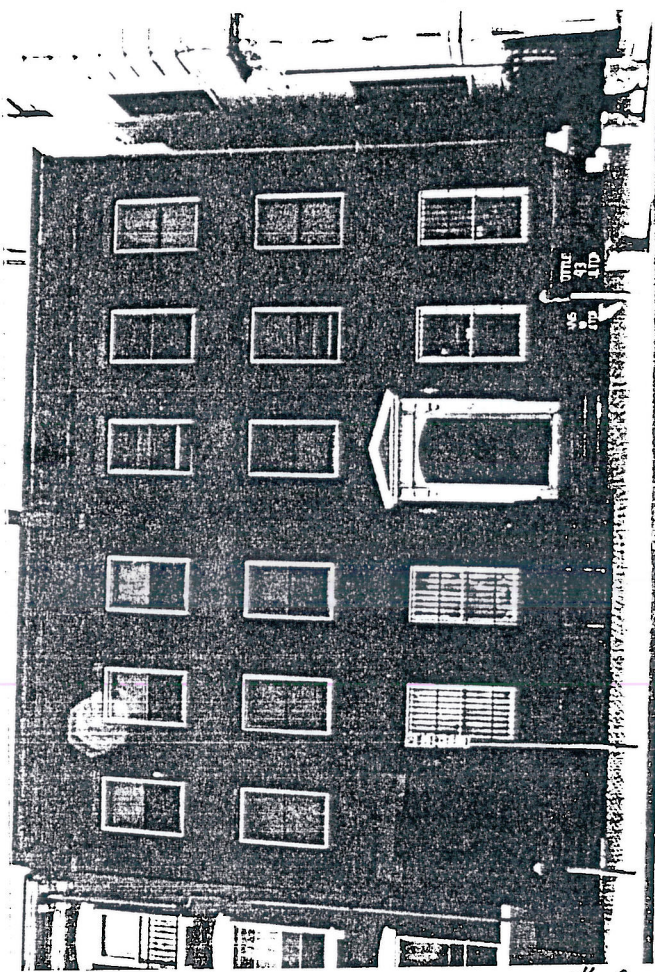
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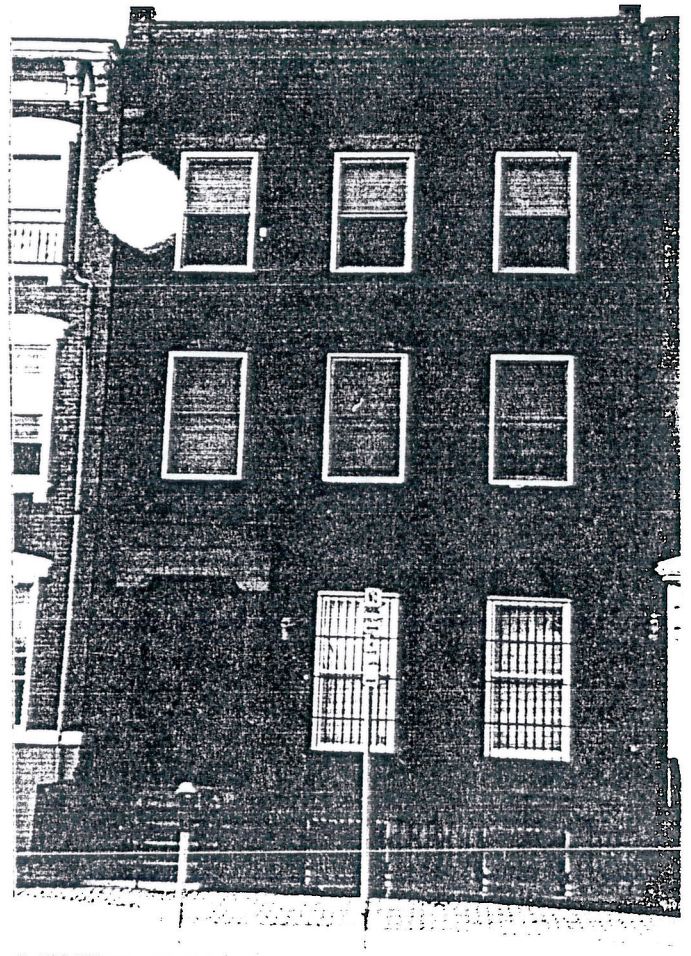
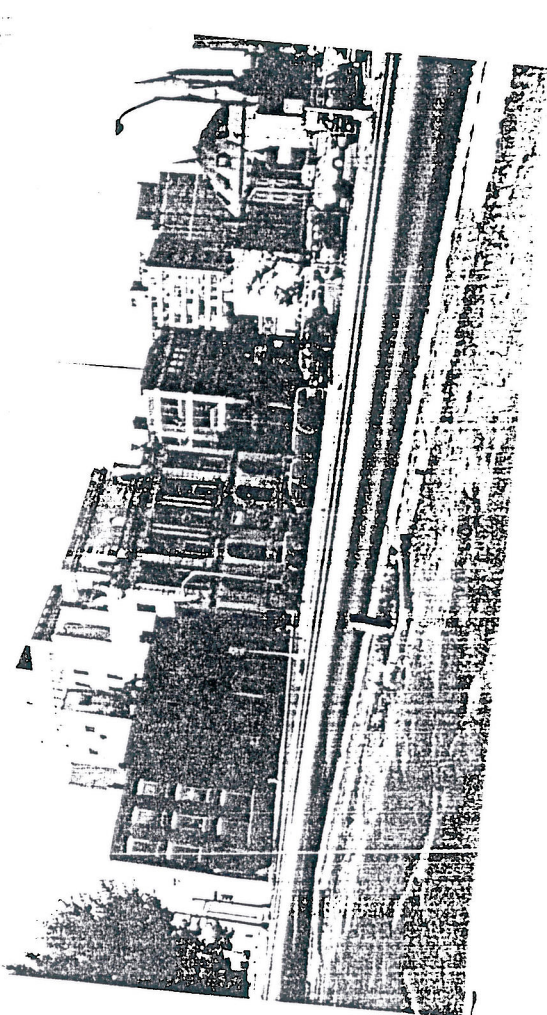
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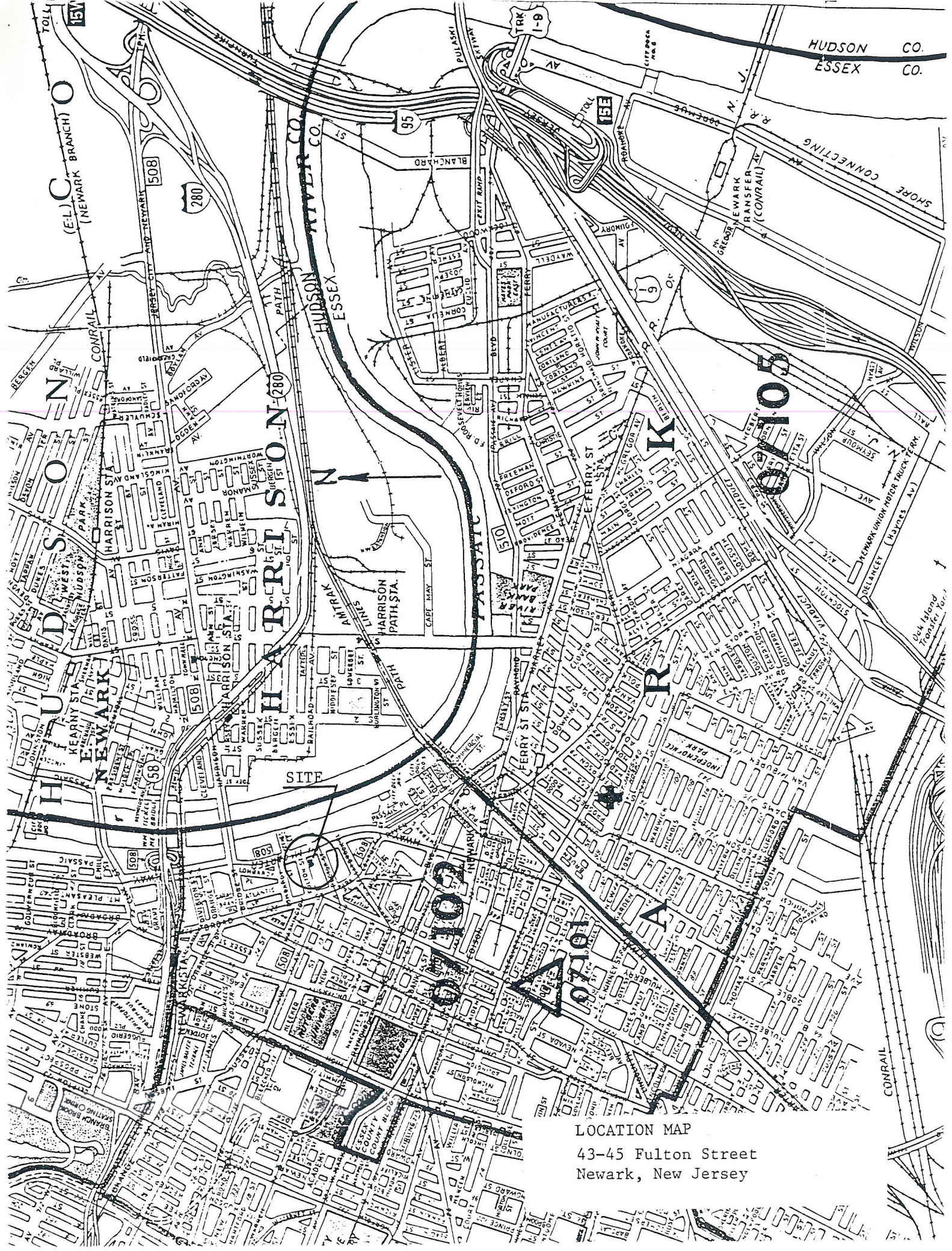
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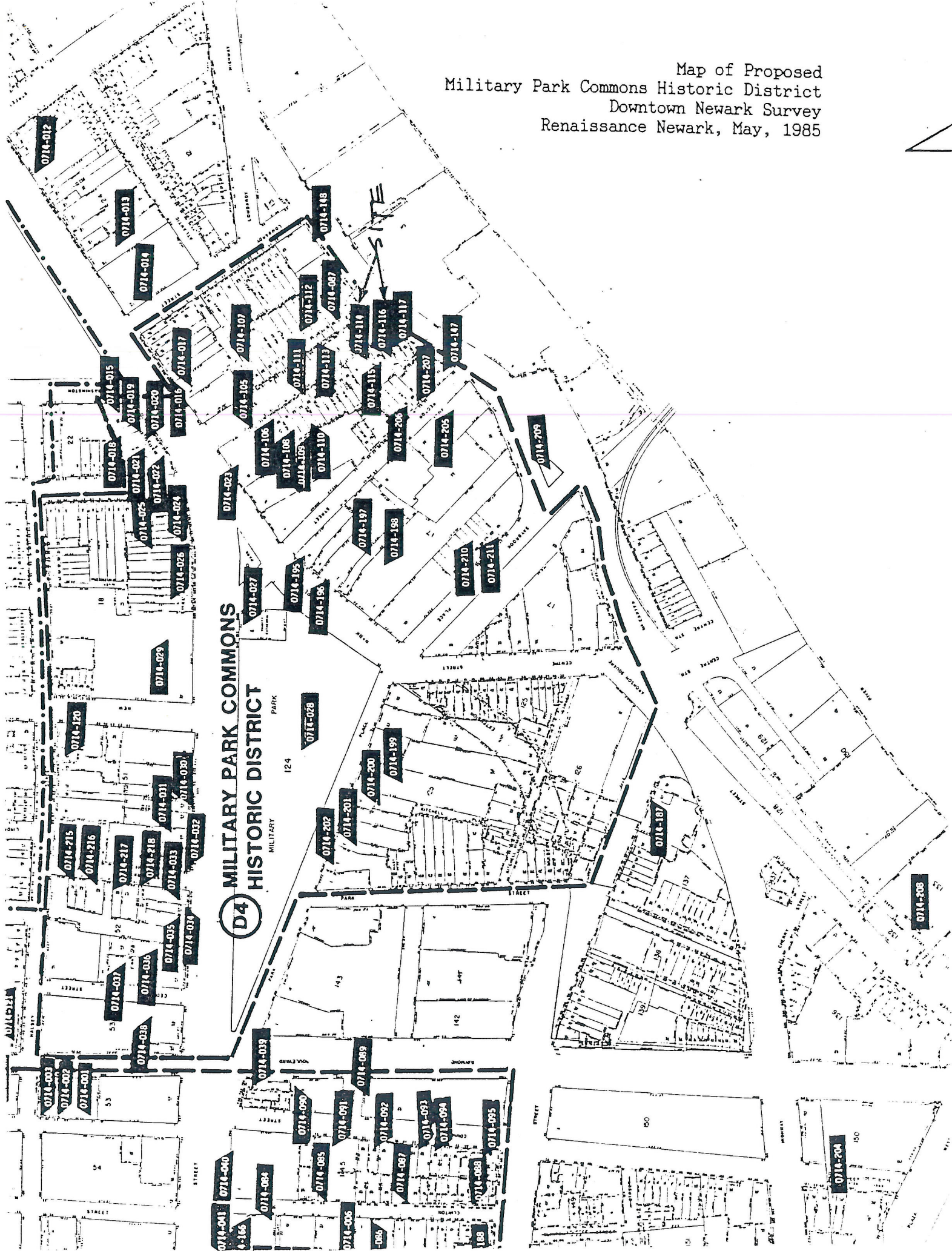


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LOCATION MAP

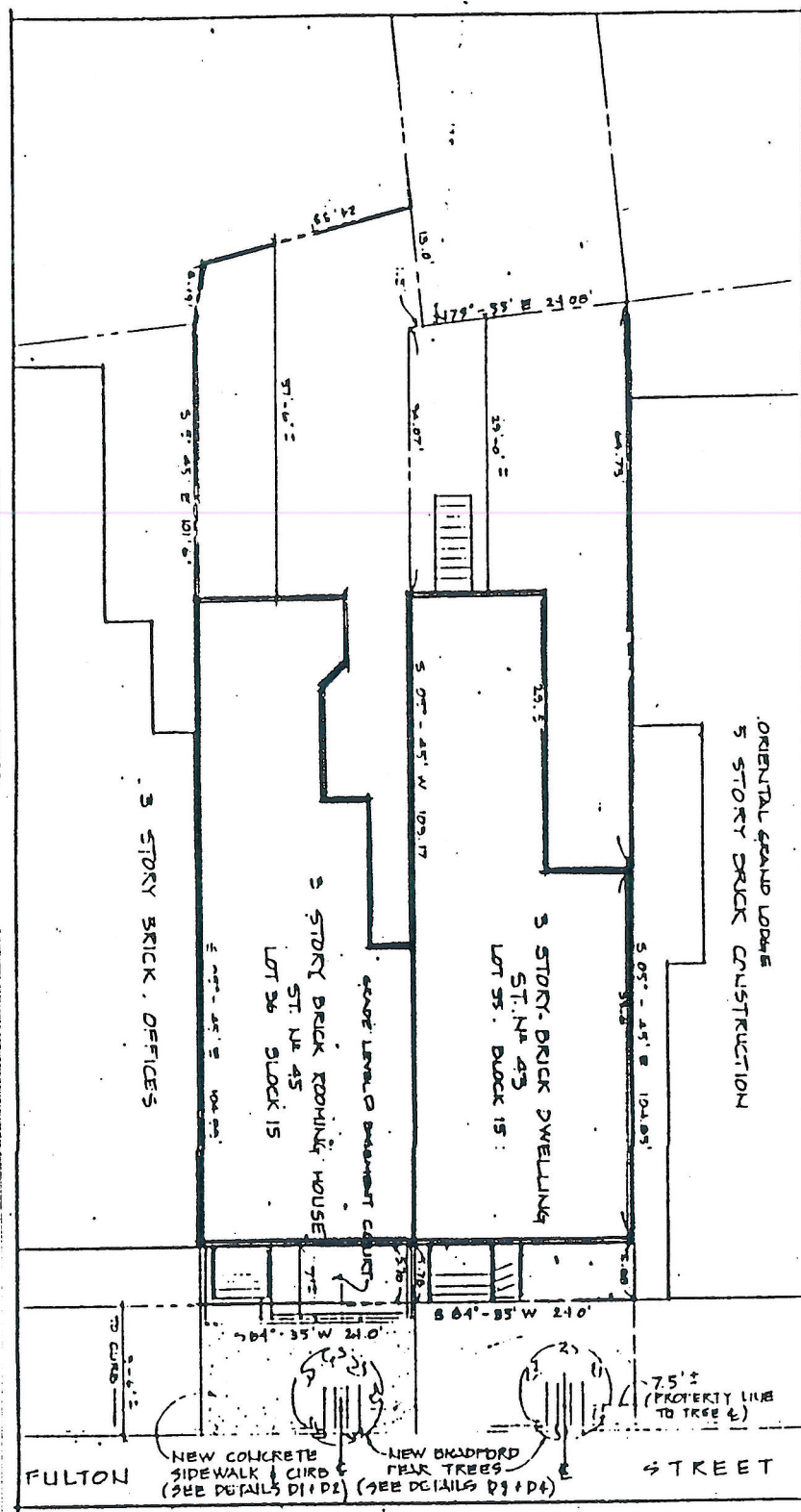
43-45 Fulton Street
Newark, New Jersey



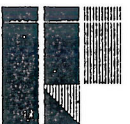


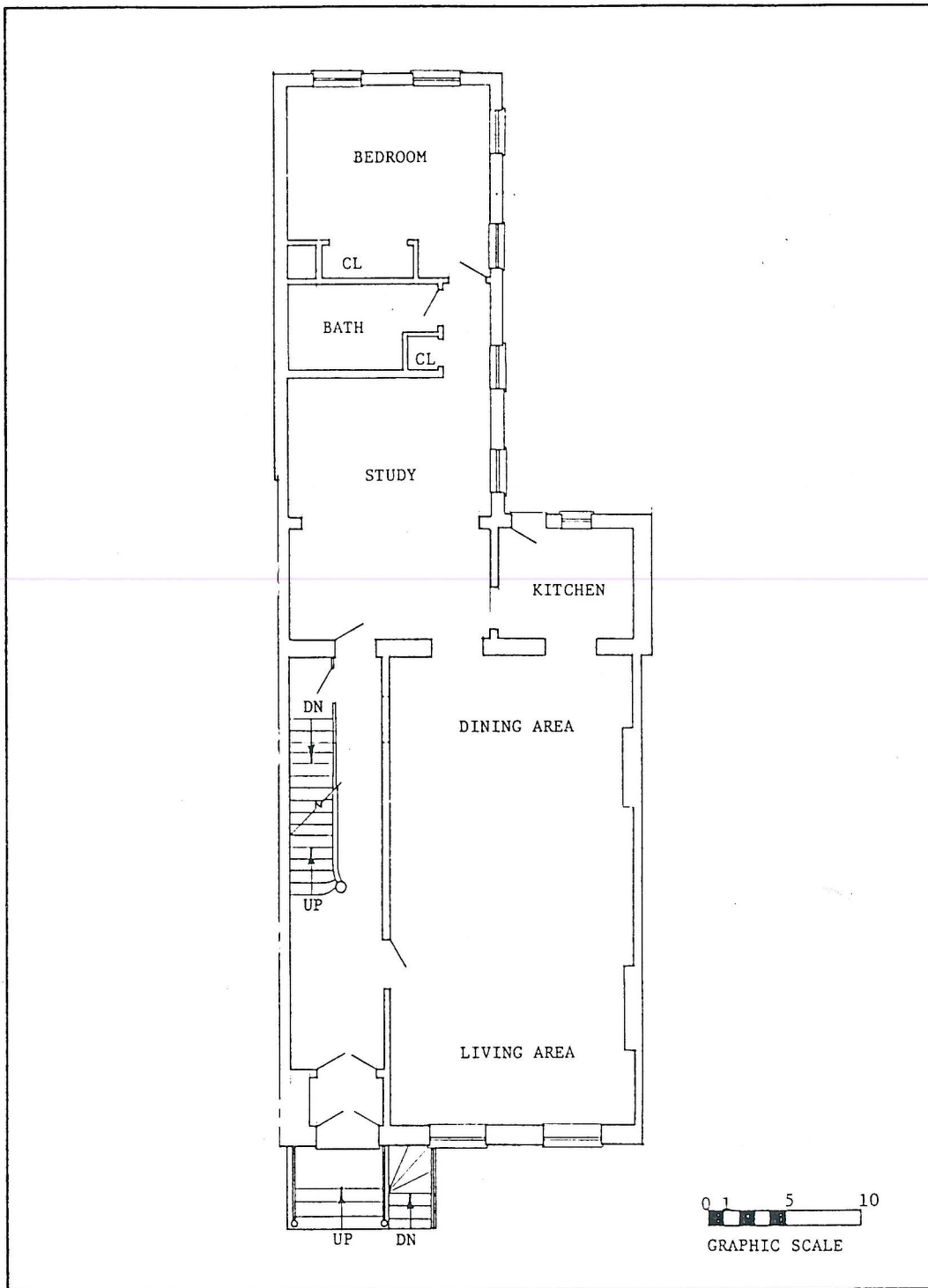
AREA MAP
43-45 Fulton Street
Newark, New Jersey





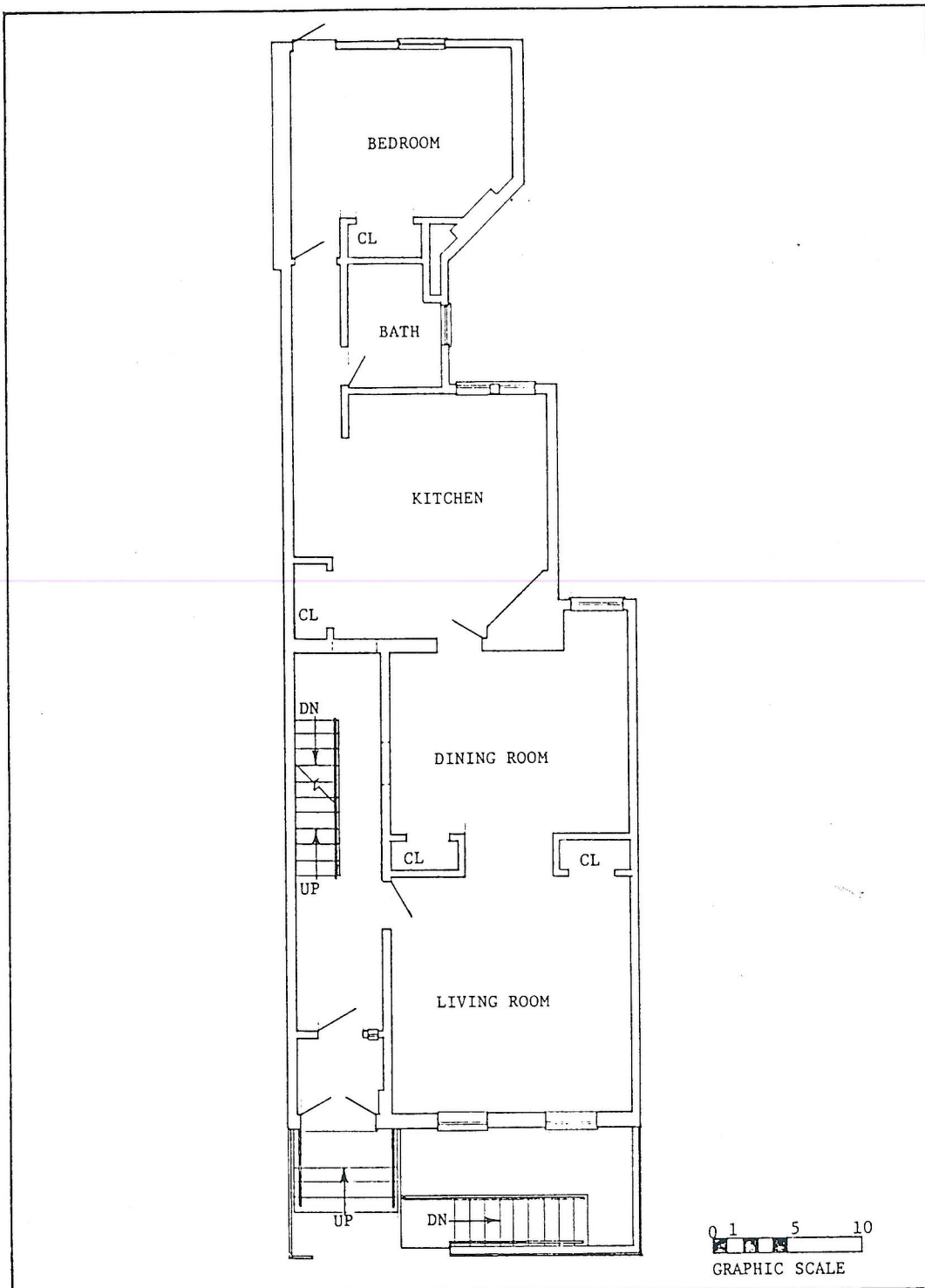
SITE PLAN
43-45 Fulton Street
Newark, New Jersey





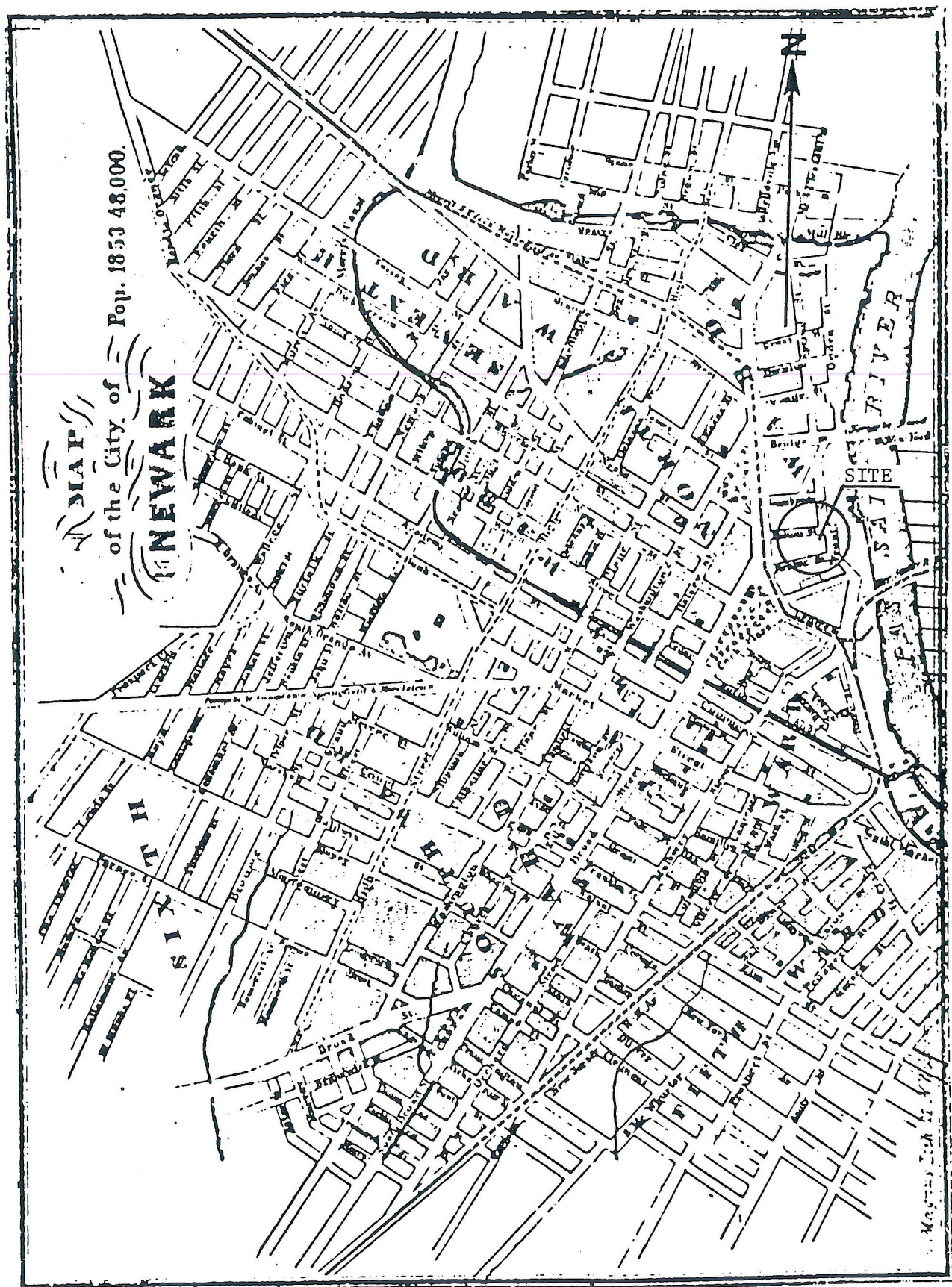
FIRST FLOOR PLAN
43 FULTON STREET
NEWARK, NEW JERSEY





FIRST FLOOR PLAN
45 FULTON STREET
NEWARK, NEW JERSEY





This shows mid-19th century Newark (1853).



Portion of the 1865 Map of the
City of Newark. J.J. Higginson.

Review in accordance.



State of New Jersey
Department of Environmental Protection and Energy
Division of Parks and Forestry
Office of New Jersey Heritage
CN 404
Trenton, NJ 08625-0404
Tel. # 609-292-2023
Fax. # 609-292-8115

Scott A. Weiner
Commissioner

Nancy L. Zerbe
Administrator

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM
TECHNICAL/SUBSTANTIVE EVALUATION SHEET

NOMINATION: Row House A.K.A. 43-45 Feltner Street DATE REVIEWED: 1/26/93

DATE RECEIVED 9/25/92 REVIEW DEADLINE 11/24/92 REVIEWER SIGNATURE RWC

(Check items that have been satisfactorily completed; circle other items. Place comments on separate sheets.)

1 & 2. NAME AND LOCATION

- ☒ Historic name
☒ Other names, site #s should use address.
☒ Address adequate zip code needed

5. CLASSIFICATION

- ☒ Ownership or Category of Property
☒ Numbers of contributing & non-contributing resources

6. FUNCTION OR USE

- ☒ Historic Functions
☒ Current Functions

7. DESCRIPTION

- ☒ Architectural Classification
☒ Materials not precisely listed but OK

General Text:

- ☒ Summary Paragraph
☒ Completeness review w/TK - almost no interior description
☒ Clarity/Order/photographs are cross-referenced
☒ Alterations/Integrity
☒ Surroundings
☒ Dates
☒ Boundary Selection
☒ Outbuildings/Ancillary Buildings

Individual Building (Structure/Site/Object) Descriptions:

- ☒ All resources described
☒ Block & Lot Numbers and Street Addresses
☒ Photographs are cross-referenced
☒ Dates provided where needed

8. SIGNIFICANCE

- ☒ Applicable NR Criteria & Criteria Considerations
☒ Areas of Significance
☒ Period of Significance
☒ Significant Dates & Cultural Affiliation Cult. Aff. - old
☒ Significant Person or Architect/ Builder N/A



THE ROTHE PARTNERSHIP, P.C.

60 EAST MAIN STREET • RAMSEY, NEW JERSEY 07446 • (201) 327-1580

10 HIGH POINT LANE
RINGWOOD, NJ 07456

September 24, 1992

RECEIVED

SEP 25 1992

Office of New Jersey Heritage
CN 404
Trenton, New Jersey 08625-0404

OFFICE OF NEW JERSEY HERITAGE

ATTN: Robert Craig

Re: 43-45 Fulton Street
Newark, New Jersey

Dear Bob:

Enclosed please find a NR Nomination Form for the above referenced.

Also enclosed is a copy of a DOE letter from Nancy, dated Aug.6, 1991.

The owner, Joseph Stypa, has requested listing, based upon the historic significance of the sites, as acknowledged by Nancy's letter.

The reference to the installation of vinyl windows, noted in the letter, is not accurate, since wood windows similar to the original were installed to replace the originals, which were destroyed by a combination of deterioration and vandalism.

Please let us know if you need anything additional.

Thank you.

Sincerely

THE ROTHE PARTNERSHIP, P.C.
Architects-Planners

Albin H. Rothe, A.I.A.

AHR:a

Encl.

cc: Joseph Stypa

THE ROTHE PARTNERSHIP, P.C.

60 EAST MAIN STREET • RAMSEY, NEW JERSEY 07446 • (201) 327-1580

N

10 HIGH POINT LANE
RINGWOOD, NJ 07456

September 24, 1992

RECEIVED

SEP 24 1992

OFFICE OF N.J. HERITAGE

Re: 43-45 Fulton Street
Newark, New Jersey

Office of New Jersey Heritage
NJ 404

Princeton, New Jersey 08625-0404

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H. Rothe, A.I.A.

Joseph Stypa