

SUMMARY OF NOMINATION INFORMATION IN ONJH FILES

NAME The James Street Commons Historic District
COUNTY Essex
MUNICIPALITY Newark City

TYPE:

Individual _____
 Historic District X
 Multiple Property _____
 Documentation Form _____

NOMINATION FORM

ONJH FILES

- Nomination form (If there are continuation sheets, please indicate number)

-- First page (#1-6)

-- Description (#7)

-- Significance (#8)

-- Last page (#9-11)

- SHPO Signatures

- USGS Map

- Site plan

- Tax map

- Floorplan

- Photo index map

- Other maps

- Photographs (Indicate number)

--Exterior

--Interior

--Streetscapes

--Outbuildings

--Historical

--Negatives

--Contact Sheet

DATE OF LISTING

State Register 2/10/77

National Register 1/9/78

SUPPLEMENTAL INFORMATION

N.J.H.S.I. # _____

Newspaper/Magazine Articles _____

HABS _____

Other (Please specify) grant application

Draft Nomination _____

Correspondence ✓

Contextual Data ☒

STAFF MEMBER Barn Heidtson

DATE 6/28/91

UPDATES: STAFF

DATE _____

STAFF

DATE _____

NEW JERSEY AND NATIONAL REGISTER FILE REORGANIZATION - 1980-1981
Summary Sheet

NAME JAMES STREET COMMONS Historic District
MUNICIPALITY Newark COUNTY Essex Co.

Nomination Form:

Final Nomination Form ☒ Signed ☒ Unsigned ☐

U.S.G.S. Map ☒ Photocopy ☒

Other Maps District Maps, 1889 Map

Plan(s): Site ☐ Floor ☐

Photographs:

Identified

Unidentified

Inadequate Coverage

Exterior ☒

Interior ☐

Streetscapes ☒

Outbuildings ☐

(Re-done) Historical ☒

Negatives:

Same as prints ☐ Less than prints ☒ Additional Negatives ☐

Slides: exterior & streetscapes - adequate

Boundaries:

No precise boundaries ☐

Defined by map ☒

U.T.M.'s ☒

Defined in nomination ☒

Latitude & longitude ☐

Boundary justification ☐

National Register notification of listing to SHPO: ☒

Copies of final approved nomination: ☐

Other: ☐

SHPO Notification Letters:

Intent to nominate ☒ National Register ☒ State Register ☒

Owner list ☐

Supplemental Information:

N.J.H.S.I. ☐

Newspaper/Magazine articles ☐

Local ordinance data ☐

Other Progression sheet

Draft nomination ☐

Recent correspondence ☒

Maps ☐ HABS ☐

Materials in Storage:

Public Meeting notification ☐

Newspaper articles ☒

Historical information ☒

Draft nomination ☒

Correspondence ☒

Other copy of property owners
" " Maps



J. Blund
United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

The Director of the National Park Service

William J. Whalen

is pleased to inform you that the historic property listed on the enclosed sheet has been nominated by the State Historic Preservation Officer responsible for your State's implementation of the National Historic Preservation Act of 1966, P.L. 89-665 (80 Stat. 915), as amended. It has accordingly been entered in the National Register of Historic Places. A leaflet explaining the National Register is enclosed for your information and convenience.

Enclosures

ENTRIES IN THE NATIONAL REGISTER

STATE NEW JERSEY

Date Entered JAN 9 1978

<u>Name</u>	<u>Location</u>
James Street Commons Historic District	Newark Essex County
French, Thomas Jr., House	Moorestown Burlington County
Neshanic Mills	Neshanic Somerset County

Also Notified

Hon. Clifford P. Case
Hon. Harrison A. Williams, Jr.
Hon. Peter W. Rodino, Jr.
Hon. Edwin B. Forsythe
Hon. Helen S. Meyner

THE JAMES STREET COMMONS



Heavy border encloses the 20 blocks that have been placed on the State and National Registers of Historic Places.

THE JAMES STREET COMMON'S HISTORIC DISTRICT, NEWARK

- Early 19th century
- Mid 19th century
- Late 19th century
- Early 20th century
- Extant in 1926
- Modern



Elizabeth Quad

Newark, Essex County

James Street Commons Historic District



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

RECEIVED

HISTORIC SITES

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

NAME

HISTORIC

The James Street Commons Historic District

AND/OR COMMON

LOCATION

STREET & NUMBER Irregular pattern along Halsey, Warren, Washington, Bleeker
Summit, Colden, James, Orange, and Broad

NOT FOR PUBLICATION Streets

CITY, TOWN

VICINITY OF

#10

STATE

CODE

COUNTY

CODE

New Jersey

34

Essex

013

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES, RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES, UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

OWNER OF PROPERTY

NAME

Multiple ownership

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE

REGISTRY OF DEEDS, ETC.

Essex County Hall of Records

STREET & NUMBER

469 High Street

CITY, TOWN

Newark

STATE

New Jersey

REPRESENTATION IN EXISTING SURVEYS

TITLE

New Jersey Historic Sites Inventory

DATE

1970-75

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Historic Sites Office, Dept. of Environmental Protection

CITY, TOWN

Trenton

STATE
New Jersey

MAJOR BIBLIOGRAPHICAL REFERENCES

The Newark Star Eagle Centennial - March 30, 1932, pages 8 and 14.

Atkinson, Joseph, The History of Newark, New Jersey,
A Narrative of it's Rise and Progress, William B. Guild,
Newark, 1878

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 64.6 (usable land)

UTM REFERENCES

A 18 57102610 1511011810
ZONE EASTING NORTHING
C 118 56193110 1511011010

B 18 565860 15058110
ZONE EASTING NORTHING
D 118 565600 15110920

VERBAL BOUNDARY DESCRIPTION

Beginning at the corner at Halsey & Warren Streets proceed NE on Warren to Washington St. Thence, proceed NE along Washington to Bleeker Street. Thence, proceed NW along Bleeker to Summit St. Thence, proceed NE along Summit to James St. Thence, proceed NE along James to Boyden St. Thence, proceed NE along Boyden to a point mid-way between James and Oranges Streets. Thence, proceed SE to High Street. Thence, proceed NE along High to Orange Street. Thence, proceed SE along Orange to Broad Street. Thence, proceed S along Broad to the intersection of Washington Pl. Thence, proceed along Washington to

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES
Halsey Street. Thence, proceed SW along Halsey to the point of beginning.

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
-------	------	--------	------

FORM PREPARED BY

NAME / TITLE

Anthony S. Vacca, Research Analyst (revision by T. Karschner)

ORGANIZATION

DATE

Newark Preservation and Landmarks Committee August 19, 1976

STREET & NUMBER

TELEPHONE

10 Bank Street, Fifth Floor

(201) 622-4910

CITY OR TOWN

STATE

Newark

New Jersey

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Commissioner, Dept. of Environmental Protection

DATE

10/11/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input checked="" type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The James Street Commons Historic District reflects the period of the post-Civil War when Newark was a growing vibrant industrial city. Primarily residential late 19th century middle-class townhouses, the district is the last large area in Newark to evoke the feeling and character of the turn of the century. Indeed, as Newark's suburbs spread into the rest of basically agrarian Essex County in the second half of the 19th century there is no other city in the county which has such a substantial collection of late 19th century townhouses compacted together in an urban streetscape. (Other cities in today's metropolitan Essex County do have central business districts and suburban regions which evoke images of turn of the century. And there are small pockets of townhouses, but none are similar to James Street Commons Historic District).

While the district is primarily a residential one, a number of socially uplifting facilities are within the area. Such buildings as the Newark Public Library, the Newark Museum, the Burnett School, the Salvation Army Building and the Mount Carmel Guild Social Services Building represent both humanitarianism and monumental public architecture of the first quarter of the 20th century.

Also within the district are numerous late 19th century commercially oriented brick structures, generally undistinguishable from townhouses save the first story store front. There are numerous later commercial buildings in the district, however, which represent totally different architectural designs than those of the brick edifices. These buildings can be categorized as Second Renaissance Revival, Georgian Revival, or Art Deco styles.

Architecture

The townhouses in the James Street Commons Historic District are decidedly similar in form if not in detail. Their conformity in size and shape was forced by the small

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building lots in addition to the professional limitations of the builders. Few of these residential edifices were designed by architects. Instead, they were merely pieced together from either various pattern books of the period or the memory of an experienced master builder. While the academic training of the various anonymous builders was certainly restricted their overall craftsmanship has never been in question. These builders sometimes unknowingly incorporated different aspects of various styles into a facade. The smallness of scale and the skill with which the building was erected, however, kept all but the most incongruous buildings from being ridiculous. And, although sometimes awkward, the composition was generally a pleasing one; often repeated again and again in the same streetscape. The various motifs used in construction, though, prevents one from positively catagorizing most of these edifices as other than Vernacular Victorian Townhouses.

In the James Street Commons District, however, these townhouses are generally well preserved as a unit and provide numerous streetscapes which reflect a burgeoning Newark of the late 19th early 20th century. Nowhere else in the city does such a unified and intact aesthetic area exist today. Also, Newark was the only urban center of Essex County until the second quarter of the 20th century. Primarily an agrarian county elsewhere in the first half of the 19th century the towns which eventually appeared were much smaller. Consequently, today, Essex County has no other area which so ably portrays the late 19th century urban streetscape.

Architecturally important key buildings within the district include:

- St. Patrick's Pro Cathedral. 1846. Excellent example of Gothic Revival style Architect was Paul Keely, noted prolific designer of Catholic religious edifices throughout the country. National Register.
- St. Patrick's Rectory. Early 20th century. On the same block as the cathedral this is the only Jacobethan style facade in the district and one of the few in Newark.

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- Ballantine Mansion. 1885. Ecclectic blend of Renaissance and Romanesque styles, this restored building owned by the Newark Museum, was designed by architect George Edward Harney and is one of the few private dwellings in the district known to have been professionally designed.
- Prudential fountain. 1892. The Prudential Insurance building was designed by noted architect George B. Post in the Richardsonian Romanesque style, but was demolished in 1957. Saved by the Newark Museum, however, was this primarily Victorian Gothic water fountain which has a domed peak and ogee arches.
- Lloyd Houses. 1830's. (HABS). Built in two separate units these Greek Revival style structures vividly represent Newark prior to its most extensive period of development. Window cornice entablatures and finely detailed trabeated Greek Revival doorway establish this as the finest Greek Revival structure in the district and one of the few 2nd quarter 19th century structures in the city.
- St. Michaels Hospital. 1871, 1888. Jeremiah O'Rourke, architect. Second Empire style. This is a large four story brick institutional building with a Mansard roof. O'Rourke also designed an attached four story flat-roofed brick wing. This is the only Second Empire style public building in the district and one of the few in Newark.
- There are three impressive Second Renaissance Revival style buildings in the district and they represent the best of the style in Newark, the county, and even the entire state. The most elegant of the three is the Newark Library (1901), a three story, nine bay front limestone faced public edifice of superior proportion and design. The three floor arcaded library interior with a center open court to the skylight is well maintained and basically original with details of tile mosaics and marble columns. The architects were the Philadelphia firm of (John Hall) Rankin and (Thomas) Kellogg.

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The Globe Indemity Insurance Building (1920) is also Second Renaissance Revival and is a five story, ten bay limestone commercial edificed designed by architect Frank Goodwill facing Washington Park. It is the only commercial structure of this style in the district.

The Newark Museum (1925-6) is an austere facade three story stone public building in the Second Renaissance Revival style and is one of the best examples of the style in the city.

While not yet fifty years old the twenty-one story American Insurance Company Building (1930) is nonetheless an excellent example of Georgian Revival architecture as applied to monumental skyscraper dimensions.

Education

Within the James Street Commons Historic District are a number of Newark's most important extant educational facilities.

The Lyons Farm Schoolhouse (HABS-NK-180), was built in 1784 and moved to the rear of the Newark Museum in 1938 and is the oldest extant schoolhouse in all of northeast New Jersey and one of the earliest exciting educational facilities in the state. Also, it is one of only a handful of 18th century structures within the city boundaries of Newark. The schoolhouse was not only an educational, center but functioned as a focal point for religious social, and political affairs as well.

St. Patrick's Catholic School (1888), now the Helen Keller School, is the oldest parochial educational facility in Newark and one of the oldest extant catholic schools in New Jersey.

The Burnett School was built in 1906 and is characteristic of educational facilities built in the cities at the turn of the century and represents educational theory and philosophy practically applied in New Jersey.

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The huge and monumental Newark Public Library, built in 1901, gives some indication as to the wealth once in evidence in the city. Maintaining most of its interior and exterior configuration when it was erected and lauded as the states' premier library it remains today the largest public library in New Jersey, although rivaled by the newer libraries of Monmouth and Middlesex Counties.

The most recent educational edifice within the district is the Newark Museum which was erected in 1926 using a \$750,000 gift from Louis Bamberger. The museum, one of the few in the entire state, has been responsible for numerous innovative museum programs which are renowned throughout the state for their educational and cultural themes.

Community Planning

The Upper Commons is without doubt the most significant natural item in the James Street Commons Historic District. This parcel of land, today known as Washington Park, was originally set aside as a Market Place. Yet, it was not intended by the founders to be a market in the sense that we mean today. It was more like a clearing house for the disposal of livestock. This practice was abandoned for several generations, then was revived again in 1768 when a market or "fair" was opened on that spot. The name of the James Street Commons district is partially derived from the original name given to the park. One of the park's early names was that of the "Upper Commons". Upper is in reference to the Commons position on Broad Street. Lincoln Park was designated as the "Lower Commons" or "South Commons" because of its position on the southern end of the town. Military Park or the "Training Ground", was the third "Commons" set aside by the early founders. By putting aside these parcels of greenery along the natural contour of Broad Street, the early settlers guaranteed that some properties in Newark would not be touched by progress. This same policy was common in New England towns at this time. In the long run, however, the land was in reality to serve a more useful purpose to the health and beauty of the city by making it a park. The transition from Commons and Market Place to park took place after the Revolutionary War, and it has remained so ever since.

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Sculpture

Within Washington Park are the works of noted sculptures of the 20th century such as J. Massey Rhind's depiction of George Washington beside his steed bidding farewell to his troops (1912) and a statue of Christopher Columbus honoring Italian contributions in America. The sculpture of this work was done by Guiseppe Ciochetti of Rome. Another statue in the park is a memorial to Seth Borden.

Social/Humanitarian

The Saint Michael's Hospital is one of the oldest extant hospitals in New Jersey and has functioned as the medical center for Newark until the present day.

The Polhemus House was owned by Abraham Polhemus, an ardent abolitionist who probably operated an underground railroad station for blacks in the house in the mid-19th century.

Historical Narrative

The advent of commerce and industry into the James Street area is one of slow growth followed by a period of giant strides and rapid development. Prior to the Revolutionary period, very little industrial activity is evident in the area. However, as early as 1768 and possibly prior to that date, the James Street Commons Historic District had the city's first foundry. Vesuvius Furnace, located on the present site of the Second Presbyterian Church (corner of Washington and James Streets) produced many kinds of wares all of which were considered to be among the very best made in the nation. Made in Newark became a trademark representing a whole new meaning of commercial value in the city. The Newark Stove Foundry, as it was also known, was owned by Moses Ogden, one of the first proprietors of this industry. In 1810, the building was sold to the trustees of the Second Presbyterian Church which soon after constructed its first religious edifice on this site. The iron which was used in this foundry during its later years, was mined from Morris and Sussex counties and the canon balls manufactured here

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proved to be of valuable necessity for the continental army throughout the war.

The town's first brewery was also established early in this area. In 1795, Thomas Morton erected the building which would usher in one of the premier industries in Newark's industrial history. Brewing was destined to be one of the largest and most prosperous industries in Newark as the nineteenth century was born. This first site, on the corner of High and Orange Streets, was later razed to make room for newer factory buildings.

Prior to 1800, the addition of new streets in the James Street area was limited. In fact, until about 1780, the original four roads were still the only true streets in the town. Growth in the Commons area necessitated the formation of new roadways for travel. About 1805, Orange Street, New Street and High Street were all added to the street pattern of the James Street area. West Back Street, which had lost its "Lane" status after the Revolution, became Washington Street. As the town doubled in population in the 1830's and 1840's, and as incorporation as a city became a reality, the present street pattern emerged in the James Street area. Plane Street (today's University Avenue), James Street, Warren Street, Halsey Street, Eagles Street, Bleecker Street, and North Essex Street are evident in the 1830's. In the 1860's the final changes were made and Burnett Street was carved out of a portion of Orleans Street (now covered by Rutgers University). North Essex Street became Essex Street at this time also and in 1872, the part of Nesbitt Street east of High Street became Central Avenue. It was not until January 1, 1967, that Plane Street became University Avenue.

As the city was officially incorporated in 1836, industrial greatness was only around the corner. The coming of one man in particular, made this possible. No study of this area would be complete minus the name of Seth Boyden. This multi-faceted industrialist came to this city in 1815 from Foxboro, Massachusetts, and he built his first factory on Orange Street. His two most important inventions were

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founded on this site. Patent Leather was conquered in 1818, the first of its kind in Newark, and in 1826 he discovered the process of making malleable iron, the first of its kind in the nation. Later, tired of seeing the city's industries lack of motivity the invented Newark's first steam engine. Boyden, however, was never the kind of person to seek profit. His discoveries completed, he simply sought new ideas. While others managed to make a great deal of money from Boyden's lack of patents, no individual could take more credit for ushering in the indistrial age into Newark than Boyden. His contributions are second to none and he helped start the James Street Commons Historic District on its way to modern industrialization.

Seth Boyden's influence is obvious in the following decade of the 1830's as a drastic change begins to take place. A great number of ramshackle shops and mills were built throughout the district. In the 1830's, but especially the 1840's, the area around Washington Park became saturated with Shoemakers, Blacksmiths, Masons, Carpenters, Carriage Makers and other trades people who now resided and/or worked in this growing section of Newark. The Lloyd Houses, which still stand on University Avenue (formerly Plane Street, 86-88), are the last remnants of housing during this period. Constructed in the 1830's, these two adjacent three story buildings were bought by the Lloyd family over forty years after construction. The elaborate doorways, lintels, mantels and stairways are considered to be of outstanding design and workmanship.

As Newark continued to skyrocket in growth, so did the James Street area. The Civil War was rapidly approaching and, at this time, the district began to take shape. Important individuals began making their homes around the park area. These included George and Theodore Frelinghuysen, Joseph Fewsmith and other prominent professional folk. The area also retained its "old Newark" flavor, with the Ward family, Baldwins, Cranes, and Burnetts still very much in evidence. In the decade preceding the Civil War, most of the block between Washington, James, Essex and Orange Streets

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was occupied by various members of the Ward family. Dirt roads, tree shaded streets, and houses set-back with fences, scrubs and fruit trees predominated. Wells were still evident in most of the yards and men of all ranks walked to work on a daily basis. In the 1850's, when the city had about sixty-thousand people, the Washington Park area was beginning to show signs of emerging as a fashionable residential district.

Saint Patrick's Pro-Cathedral, on the corner of Washington Street and Central Avenue, was dedicated on March 17, 1850. Its completion ushered in the early Catholic influx into the city. Renovation work was done in 1875, with Jeremiah O'Rourke in charge of its design. O'Rourke, an Irish immigrant, also was responsible for the design of Saint Michael's Hospital in 1871 and 1888. Mr. O'Rourke resided on Burnett Street most of his remaining life in this country, and it is believed that he designed several houses on Burnett Street, including his residence (number 45). He died in the area in 1915.

In 1859, the Polhemus House was constructed at 69 Washington Street near the corner of Central Avenue. Dr. Abraham Polhemus, who constructed the mansion, was an ardent abolitionist and allowed the home to be a stop on the Underground Railroad. This was made convenient by a tunnel which ran from Washington Street to Plane Street. This four story brick and brownstone building is believed to have been the first house in Newark to have indoor plumbing. Today, the firm of Bozell and Jacobs occupies the structure.

The two and a half story structure still standing on 42 Bleeker Street is believed to have been the first home of the first Roman Catholic Bishop. Constructed in 1849 by Alba Bangs, this home has a gray stucco finish exterior with original chimney and foundation. It is believed to have also served in the Underground Railroad network. Today, the structure is occupied by the Weingloss Attorneyship, and stands on one of the more stable and restored blocks which exists in the James Street Commons Historic District.

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The most rapid urbanization of the older east coast cities took place in the pre-Civil War period. By 1860, when the war began, the City of Newark was United State's eleventh largest city in population but was first industrially. At that time, more than seventy-three per cent of its population was engaged in manufacturing. It is during this post-war period that the James Street Commons Historic District reached it's zenith. As a residential community, there were none wealthier than the area around Washington Park. Nowhere could there be found a more fashionable living area. As the new wealthy emerged, this area reaped the greatest dividends. During these last thirty years of the nineteenth century, wealthy industrialists, merchants and financiers constructed beautiful and expensive homes along the park frontage and on some of the adjacent streets. The area then became a very tranquil, tree shaped district with various expanding industries surrounding it. Green lawns were the general rule and well cared for houses predominated. The Second Presbyterian Church, first built in 1811, was still small at that time, yet it dominated the corner of Washington and James Streets. In 1888, the second edifice was constructed and it was much larger, fitting in well with the new and larger mansions being constructed all around it.

The owners of the homes around Washington Park and on the nearby streets, remained basically professionals; lawyers, doctors and bank and insurance company presidents. As the local industries such as brewing, leather and jewelry expanded, their owners joined the elite of Newark's society and built their new homes in the more exclusive neighborhoods such as the area around the various parks. Brownstone, which was quarried on the hill near Bloomfield and Mount Prospect Avenue, was pftem the facing material used, although an occasional white frame mansion broke the sombar line.

No industry can better exemplify Newark's rapid rise to power and wealth than that of Brewing, and no home along the park frontage can better show the extravagant richness and splendor which came along with these people than the Ballantine Mansion. During the 1880's and 1890's beer became king in

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Newark stature. John Holme Ballantine built a home befitting a man of baronial stature. John was the second son of Peter, who was the founder of the brewery. He built the home on 43 Washington Street in 1884-1885 and his family moved into the structure in 1885. This substantial structure, still standing and now undergoing extensive rehabilitation work, best exemplifies the character of the area during this period. It not only portrays the actual life-style and mind of the late nineteenth century, but it shows us a solid, comfortable and prosperous era. It stands as a physical reminder of a time when the area surrounding Washington Park was both an industrial and commercial center and a beautiful and desirable place in which to live.

On James Street itself, the Ballantines built the red-brick townhouses which are still in evidence today. These masonry structures were much in demand. Compared to the large structures facing the park, these buildings were considerably smaller and they were also very close together. Most of these had iron grillwork fencing in their fronts. Hitching posts for horses and stone blocks for getting in and out of carriages were also very widely used. Gas lamps with electric arches were just then coming into widespread use and they began to dot the area. The James Street rowhouses represents only one aspect of the Ballantine speculation in the city.

On the western edge of the district, High Street had its own kind of appeal during this era. Those seeking a beautiful and sometimes outstanding view overlooking the workshops and storefronts, found it on the highest point in the area. High Street had the advantage of being within short walking distance of Newark's center. But even more significant to the individuals who chose to live here was the fact that they had excellent access to their places of work and at the same time were nearest to all of the city's places of significance and central business district. During the waning days of the nineteenth century, business executives gave very close and constant personal attention to their firms. Well-to-do factory owners built homes as close as possible to their enterprises, the better to supervise them day and night. The same can be said of the adjacent streets which were also beginning to build very rapidly.

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SIGNIFICANCE

Although the advent of the streetcar began to change the area around the turn of the century, by making it possible for people to commute greater distances, the business and social leaders continued to cluster around the park area. But decline was evident in the Commons. By 1890, the Ballantine family had occupied three large mansions around Washington Park. John Holme had the spectacular Ballantine Mansion, his brother Robert F. owned and resided in the three story, twenty room brick structure at 37 Washington on the corner of James Street. Herbert also resided in the immediate area, being the owner of a brownstone home on Washington Place. But in 1895, John Holme died. Robert F., the youngest of the brothers, died in 1905, while Herbert's fate is not known. Thus, a mere quarter of a century after settling in the area, the most powerful family in the Commons was almost non-existent. The long, long lineage of the Ward family was also negated after the turn of the century. With Governor Marcus Ward's death in 1913, the site now occupied by the Newark Museum was without a member of the same Ward family for the first time in Newark's long history. Thus, in the second decade of the new century, the James Street Commons Historic District lost not only its most powerful family in terms of wealth and prestige, but its most stable clan as well. Many other wealthy groups of people began moving from the area around the time of the first World War, in favor of more desirable areas near the city's outskirts or neighboring suburbs. The property abandoned by these well-to-do individuals began to deteriorate after some time as people not able or willing to finance the up-keep of the land, filled the vacuum.

In many instances, the diminishing residences were replaced by institutions. The brownstone townhouse which for many years stood directly across from Washington Park, and owned by Caleb Ward, Wholesale grocer, was demolished in the late 1890's to make room for the giant new Newark Public Library. Completed in 1901, this four story granite and marble structure was designed by John Hall Rankin and Thomas Kellogg. Now occupying 5 Washinton Street, it is the core of

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the city's eleven branch, one million plus volume system. The structure, although remodeled in 1952, retains most of its original character. It remains the largest public library in the State of New Jersey.

Completed in 1920, the Globe Indemnity Insurance building (Veterans Administration) replaced the frame and brownstone buildings which occupied Washington Place. Prior to the turn of the century, these beautiful buildings housed individuals such as, Edward and George Duryea, two lawyers; as well as Howard and Alice Hayes. Other brownstone rowhouses, occupied by Herbert Ballantine of the famous brewing family, Fayette Smith, and James Smith, a well known politician and United States Senator, were also demolished to make room for the new structures which occupied Washington Place from Halsey to Washington Street.

Probably the best example of institutional replacement of residences is that of the Newark Museum occupying 49 Washington Street. That spot had been lived on by the same Ward family since Newark's settlement in 1666, when Washington Street was known as West Back Lane. But after the passing of Marcus Ward (former Governor), the last of the line, the home was abandoned. A short time thereafter, the frame building was leveled, and in 1926, the new Museum was completed. The three story limestone structure was given to the city by Louis Bamberger, who put up the \$750,000 to construct it. The Museum now houses treasures from every part of the globe, with it's Tibetan collection enjoying international recognition. The central court now has a Museum of Science and Industry, an Art Museum, a Children's Museum complete with a mini zoo, and a Planetarium. The beautiful and spacious garden, located directly behind the Museum building, houses contemporary sculpture, the Fire Museum, Carriage House and Lyons Farms Schoolhouse.

Both the Museum and Library are enduring tributes to John Cotton Dana, who made these into cultural facilities second to none. Both of these excellent institutions are at the disposal of Newark's citizens, and being located within the James Street Commons Historic District, puts them in close walking distance to every part of this area.

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SIGNIFICANCE

Other demolition continued throughout the new century and right through the war periods. In 1930, the American Insurance Company completed it's new sixteen story structure next door to the Library. More brownstone townhouses, once occupied by Bank and Insurance Company Presidents, disappeared.

More recently, the fifty-five acre area which was cleared in the early sixties to make room for Rutgers University and New Jersey Institute of Technology, also infringed upon the district. Before these two educational institutions were built, the area which they occupy was a very contiguous part of the James Street Commons Historic District. Today, they form the majority of the district's southern boundary.

Two factors contributed significantly to the decline of the James Streets Commons District and Newark in general the second half of the 20th century. Physically, the most devastating factor was implemented by the Urban Renewal program of the early 1960's. This program was begun under Johnson's Great Society in order to improve the urban habitat and provide city dwellings with a healthy and safe living environment. Unfortunately, though misguided, misinterpreted, and ineffective leadership Urban Renewal did not revitalize Newark at all, but performed almost a directly opposite function in removing large sections of what was labeled sub-standard housing. A good deal of this urban removal, sadly, wiped out substantial areas of Newarks patrimony for the sake of proposed redevelopment. With some creative planning most of these areas could have been revitalized. When the money was depleted, moreover, only parking lots surfaced.

The Newark riots in the summer of 1967, while certainly causing substantial physical damage throughout the city (estimated at some \$12,000,000), was more harmful in frightening incalculable resources, both real and potential, away from the city by locking into a very real psychological fear of social unrest.

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SIGNIFICANCE

Newark from the 1920's onward had been hurt economically by the extended availability of the automobile. Increased mobility enticed the middle income city residents into the suburbs. Certainly even before the end of the 19th century the suburbs had been more desirable than the congested city, but it was inexpensive automobiles which made the move practical for the middle-income family. This left primarily low-income families (generally immigrants, blacks, puerto ricans) to live in Newark while the people controlling the finances of the cities businesses resided miles away in a convenient suburb.

When the poor of Newark reacted to this and other compounded situations violently in the sweltering summer of 1967 this already decaying city was dealt a severe blow.

Today, Newark has yet to recover fully from the physical and psychological devastation affected by both Urban Renewal and the riots, but its plans for rehabilitating its cultural resources is a forward step in instilling pride in Newark once again and encouraging migration into the city.

DESCRIPTION

CONDITION

☐ EXCELLENT ☐ DETERIORATED
☐ GOOD ☐ RUINS
☒ FAIR ☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The James Street Commons Historic District today, contains one of the last and largest remaining concentrations of red-brick masonry townhouses which still exists in the City of Newark. This twenty-four block area, containing some sixty-four acres of land, possesses the finest examples of brownstone and brick structures clustered together anywhere in the city. James, High and Bleeker Streets are exceptionally fine residential concentrations and the old, but exceptionally fine townhouses dot the entire James Street area with their distinctive late nineteenth century-early 20th century flavor.

The area is basically a mixture of various uses. Residential purposes account for only eighteen percent of the total land useage. Twenty-eight percent is used for public/semi public, and twenty-three percent for commercial purposes. Intrusions are throughout the entire area. Parking lots have emerged during the past five years in large numbers. Of the total of one hundred and fifty vacant lots in the James Street area, ninety-five are presently used as parking lots. The number is considerably large in relation to the size of the district. Only one gas station exists in the area (corner of Orange and High Streets).

The brownstone structures are somewhat different in style from the typical buildings known as brownstones in New York, which are generally four stories high with a long flight of steps leading up to the entrance on the left of the structure. Although built from brownstone mined from Newark's own quarries, none are higher than three stories with only about four steps at the entrance. Almost seventy-five percent of the structures in the area are masonry and about ten percent frame/masonry. Eighty percent of the buildings in the James Street Commons Historic District are two or three stories in height. The residential structures are fair to good and the commercial buildings are in good to very good condition.

Halsey and Washington Streets as well as Central Avenue, possess the most numerous commercial enterprises in the district. Halsey Street is dominated by specialty shops such as galleries, boutiques and health food stores. Central Avenue is similar between Broad and University Avenue. Washington Street possesses mixed commercial and institutional uses. On this street can be found some of the most important institutions in the City of Newark. Orange Street is also

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DESCRIPTION

commercially dominated, with various bars, grocery stores and meat packers. The side streets are a well balanced mixture of all uses, industrial, commercial, residential and institutional. Saint Michael's Hospital, on the corner of High Street and Central Avenue, provides excellent health care facilities.

Geographically, the James Street Commons Historic District lies directly adjacent to Newark's Central Business District, with excellent public and private transportation modes. The majority of the district lies within the East Ward of Newark, county of Essex.

The most significant structures in the area are those which remain from the late nineteenth century, when the Washington Park area was one of the wealthiest and most fashionable districts in the city.

The Ballantine Mansion was completed in 1885 by John Holme Ballantine, second son of Peter, founder of the brewing enterprise. This mansion on 43 Washington Street was constructed on the site of the former Faitoute House, a stucco building demolished in 1878. The architect of the Ballantine Mansion was Edward Harney (1840-1924) who was a fellow of the American Institute of Architects. The exterior of the house is composed of Philadelphia pressed brick, with red mortar. The stone is a fine grained greywacke sandstone from the Wyoming Valley. The front pillars are made of granite and the original walks are of four inch thick blue stone flagging. The home was altered in 1900 with the addition of the large library room on the third floor. Ballantine died in 1905 and in 1920 the residence was acquired by an insurance company which built the office-like structure to the rear. The Newark Museum purchased the building in 1936. Now undergoing extensive rehabilitation work, the mansion is the last remaining remnant of late nineteenth century opulence along Washington Park. The Ballantine Mansion is presently registered with the National Register of Historic Places.

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DESCRIPTION

Washington Street also houses two fine Newark Churches, Saint Patrick's Pro-Cathedral and the Second Presbyterian Church. Saint Patrick's Cathedral, built in 1849, represents the Catholic influx into Newark and was later renovated by Jeremiah O'Rourke, who designed the great Sacred Heart Cathedral and Saint Michael's Hospital. This massive Gothic brick structure is presently on the National Register of Historic Places. The Second Presbyterian Church spans two centuries in the Washington Park area of the district. First built in 1811, a second edifice was built in 1888, when this area was attaining its greatest significance. All but a small rear portion of this edifice was destroyed by fire in the 1930's and was replaced by a late High Victorian Gothic style church.

Lyons Farms Schoolhouse, located in the Museum Garden, was built in 1784. This small structure was the first one built with brownstone from Newark's own quarries. George Washington was said to have spoke to pupils at this school on a visit. The Lyons Farms Schoolhouse, originally located on Elizabeth and Chancellor Avenues, is on the State Register of Historic Places as well as the Historic American Buildings Survey.

The Lloyd Houses, located at 86-88 University Avenue (formerly Plane Street) were constructed in the 1830's and bought by the Lloyd family in the 1870's. These houses possess some very delicate lintels, doorways, mantels and stairways. These two graceful townhouses reflect Newark as it had developed before the Civil War. A substantial industrial city in the mid-19th century only rarely is this fact demonstrated by Newark's present physical composition. The Lloyd Houses are on file in the Historic American Buildings Survey. Stucco exterior is of recent design.

The Polhemus House, (1859) was constructed for Eliza Polhemus, widow of Abraham Polhemus, Pastor of the North Reformed Church. This structure once served as a stop-off point in the underground railroad. In the basement of the house is a boarded up tunnel which at one time ran from Washington Street to University Avenue (Plane Street), which

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DESCRIPTION

is thought to be a very early and primitive summer cooling system. After four generations of the Polhemus family resided here, it was converted to office space in 1949. This four story brick and brownstone building, with six interior levels, is believed to be the first house in Newark to have indoor plumbing, gas lights and a dumbwaiter. The structure is presently occupied by the firm of Bozzel and Jacobs.

Saint Michael's Hospital, located on High Street and Central Avenue, was completed in 1871, making it the oldest hospital in the city. The structure(s) were designed by Jeremiah O'Rourke, who also designed the sections added in 1888. Today, the facility adds stability to the area with its excellent health care services, in addition to being an extremely important historical structure.

The Fewsmith House, constructed in the 1850's by Joseph Fewsmith, pastor of the Second Presbyterian Church from 1851 to 1888, stands at the corner of Central Avenue and Washington Street (across from Polhemus House). This large red-brick French chateau mansion is in exceptional exterior condition considering its age. For many years, it has served as offices for Doctors and dentists. Now vacant, the Fewsmith House is owned by the archdiocese of Newark.

Residence - 43 Blecker Street, (1849) was built by Alba Bangs and it is believed to have served as the first home of the city's first Roman Catholic Bishop. (James Roosevelt Bayley). This two and one half story structure with wood-finished basement and fireplace, was also believed to have been used in the underground railroad. More recently, a gray stucco exterior finish as well as an addition to the rear has been built. Original brickwork can be seen in the chimney and foundation. Now used as an attorney's office, the townhouse is in fine condition and helps form the basis of an extremely beautiful one block area near Rutgers University. The townhouse at 49 Blecker Street, owned and restored by Johnson and Simpson, Graphic Designers, is another excellent example. Once in a bad state of deterioration, this lovely little townhouse stands out for its "old Newark" appearance.

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DESCRIPTION

Other notable structures already mentioned, such as The Newark Museum, Public Library, and the old row townhouses on James, High and Bleeker Streets, as well as many commercial and industrial buildings also dot the area. The Firehouse Company Number two built in 1888, still stands on University Avenue (#55). This two story masonry structure housed the company from 1888 until 1932 when they moved to the present High Street site. The site has been used by meatpackers since 1933. In 1975, the structure was purchased by John Mulholland.

Very little building has occurred since the First World War period in this district, thus the old has remained predominant, although numerous vacant lots, created by Urban Renewal of the late 60's early 70's do exist.

A composition description of the late 19th century - early 20th century townhouses in the district could be related thusly; Three story, three bay, side entrance rectangular brick dwelling with a flat roof. The roof has a bracketed cornice, sometimes with frieze paneling. If the windows have not been modernized they are 2/2 Victorian double-hung sash with stone lintels and sills. The lintels are either plain or carved. The first two floors have projecting bays. The foundation with a half-exposed basement is rock-faced ashlar stone.

There are variations, of course. (It would probably be difficult to find many townhouses which fit this composition description perfectly.) There is an occasional two or four story structure. Also, some of the units have two or four bays, instead of three. The flat roof with bracketed cornice, though, appears nearly universal in the district. Brick is typical but frame construction is not unknown. Brownstone edifices also appear, but generally these structures are merely faced with brownstone and completed on the side and rear facades with brick. The windows may have trapezoidal rock-faced flat stone lintels, segmental or round arches with or without keystones, triangular pediments, or segmented hooded molds. (Unique to the district and perhaps all of Newark, however, is one townhouse (see photo S) which has brick ogee window arches with pattern brickwork.) The builder

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DESCRIPTION

may have totally disregarded the projecting bays or merely included second story oriel windows. And the foundations were sometimes brick instead of stone. The variations are nearly endless.

Ornamentation is minimal, but various structures are quite decorative. Decorative trim includes iron balcony, stairway, and fence railing, rooftop cresting, terra cotta panels and festoons in the friezes.

In the James Street Commons Historic District there are an estimated total 374 building units. Of these only 16 were built in the mid-19th century, 186 were erected sometimes in the late 20th century, 101 were constructed at the beginning of the 20th century, 34 were built before 1926, and 37 are modern structures. While not numerous, as the modern edifices are frequently sizeable their adverse visual impact on the district is increased.

Following is an inventory of all the properties in the James Street Commons Historic District. The data for this list was derived from actual field surveys of the buildings and analysis of historical fire insurance maps dating from 1908 to 1926. While all practical care was exerted to produce an accurate breakdown, errors possibly exist.

Warren Street (#s1-23) Photos 1,A.

#1-3 Built before 1926. Two story masonry commercial structure.

5 Early 20th century. 3 story brick structure.

7-21 Late 19th century. 3 1/2 story pattern brick dwellings. Frame bay and oriel windows. Flat roofs with brackets under eaves. Rear wings. Eight residential units, many now with commercial adaptations. (See photo #1)

23 Built before 1926. One story brick building.

* Linden Street (s 2-20, 1-11) Photos 2A, B.

2-10 Early 20th century. Excellent Art Deco 2 story masonry commercial structure. Also refer to 37-89 Halsey Street. (See photo B)

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DESCRIPTION

- 12 Vacant lot
14-20 Late 19th century. 3 1/2 story brick dwellings
Four units.
5-11 Built before 1926. 3 story frame dwellings
1 Built before 1926. 3 story masonry structure.

Burnet Street (#s 2-56, 5-53) Photos 15A, U

- #2-8 Parking lot
10 Built before 1926. Four story brick dwelling.
12 Built before 1926. Four story brick dwelling
14-18 Recently demolished.
20-26 Vacant lot.
28-34 Burnet Street School. Early 20th century. Georgian
Revival five story brick educational facility
36 Early 20th century. 2 story, 2 bay brick dwelling.
Brownstone foundation.
38-40 Mid 19th century. 2 1/2 story frame dwellings.
Two units, both with 6/6 sash windows and a gable roof.
(See photo 15A)
42-50 Vacant Lots.
52-56 Late 19th century. 3 units. 2 story brick townhouses.
Flat roof with brackets. Decorative stone lintels.
Stone steps with ornate iron railing. (See photo 15A)
7-17 Late 19th century. Second Empire. 2 1/2 story brick
townhouses. 4 units. Separated by two narrow vacant
lots. Mansard roof with hammerbeam front. (See photo
U.)
19-25 Early 20th century. Four story brick dwellings.
3 units.
27 Mid-19th century. Greek Revival style. 2 1/2 story
frame dwelling.
29 Late 19th century. 2 1/2 story frame dwelling.
31 Late 19th century. 3 story brick dwelling. 3 bay,
side entrance with Italianate trim. Flat roof with
brackets. Lintels are brownstone.
33 Late 19th century. 3 story, 4 bay brick dwelling.
One story front bay. Double segmental arches. Flat
roof with brackets.
35 Late 19th century. 3 story, 2 bay brick dwelling Flat
roof with corbelled brick eaves.

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DESCRIPTION

- 37 Early 20th century. 3 story frame dwelling with 2 story front bay.
- 39 Early 20th century. 3 story frame dwelling with front bay.
- 41 Vacant lot.
- 45 O'Rourke House. 3rd quarter 19th century, 3 story brick dwelling with 4 bay front. Flat roof with brackets. Rock-faced stone foundation with exposed basement.
- 47-51 Early 20th century. 2 story brick townhouses. Decorative brick. Flat roof with brackets, 3 units.
- 53 Vacant lot.

Halsey Street (s 1-99) Photos A,B,C,3,4,5,23 & 24A

- 1-7 Globe Indemity Insurance Building. 1920 Second Renaissance Revival. 5 story fireproof limestone structure with steel frame and reinforced concrete floors. 11 bays by 5 bays. Rectangular block form. 1st and 3rd floors have large arched windows while 2nd & 4th floors have paired rectangular windows. Architect was Frank Goodwillie. Occupied by the Veterans Administration since 1946, (See photo 23).
- 9-19 Early 20th century. 2 story commercial building with tile facing. Art Deco. (See photos 4,5)
- 21 Early 20th century 3 story brick commercial structure. Windows in groups of threes. Flat roof.
- 23-31 Late 19th century 3 story brick townhouses. Roof 3 bay, side halls. Flat roofs with brackets. (See photo C)
- 33 Late 19th century. Vaguely Romanesque. 3 story brick structure with exposed basement.
- 35-39 Early 20th century. 4 story structural steel commercial building. Excellent industrial structure indicating modern construction and how technology opened a building up to more windows for natural light. (See photo 24A)
- 41-49 Late 19th century. 3 1/2 story building with flat roof and brackets. Several units now with perma-brick fronts.

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DESCRIPTION

- 51-53 Late 19th century. 3 story brick dwelling
55 Late 19th century. 3 story brick dwelling.
57-59 Late 19th century. 3 story brick townhouses.
Flat roof with paired brackets.
61 Modern 3 story concrete commercial building. (see photo #3).
65-67 Late 19th century. 3 story brick structure.
Voissoirs. Flat roof. First floor commercial front.
69-75 Parking lot.
77 Modern one story brick and cinder block structure.
79-85 Late 19th century. 4 units. 3 story brick townhouses. Flat roof with cornice and brackets. 79 Halsey Street is the more elegant of the lot.
87-89 Early 20th century. 2 story Art Deco structure. Tile surface. (see photo B)
91-93 Newark Sunday Call Building. 1923. Four story brick and concrete structure. Currently commercial, and originally office of city newspaper.
95 Built before 1926. 3 story brick building with stepped roof.
97-99 Built before 1926. 2 story brick commercial structure with flat roof.

James Street (#'s 1-131, 2-110) Photos 10, 11, 12, 21, 22, 24~~3~~, L, M, S, T, and W.

- #1-13 Second Presbyterian Church 1933, 1888. Late Gothic Revival church designed by architect William Bayard Willis. Replaced Richardsonian Romanesque edifice built in 1888 and destroyed by fire in 1930. Recent church has two towers and clerestory. Ashlar stone construction with limestone time. (see photo 21). A small 3 bay portion of the 1880's Romanesque edifice survived in the rear. (see photo 22).
15-17 Church Building. 1929. Four story brick building with brownstone trim. Part of Presbyterian property. (see photo #24~~3~~).
19-25 Late 19th century. 3 story brick townhouses. Flat roof with bracketed cornice. 3rd floor windows have rounded arches, 2nd floor has oriel windows, first floor with double central entrances. Four dwelling units. (see photo M)

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DESCRIPTION

- 29 "The Colonial" (Hotel?) Early 20th century. Four story brick structure with bay windows.
- 31 Late 19th century 3 story brick dwelling. Flat roof.
- 33 Late 19th century. 3 story, 4 bay brick dwelling. Flat roof with bracketed cornice.
- 35 Late 19th century. 3 story brick dwelling with projecting frame bay window. 4 bays, center entrance. Flat roof with bracketed cornice.
- 37 Mid-19th century. 3 story, 3 bay, side hall brick structure. Windows have 6/6 sash. Flat roof with panelled frieze and brackets. (see photo L)
- 39 Mid-19th century. 3 1/2 story brick building. Gable roof. Some 6/6 sash windows (see photo 10)
- 41-47 Rutgers Garage. Built before 1926. 2 story masonry commercial building.
- 46-61 Late 19th century. 3 story brick townhouses. Flat roof, festoon cornice, and frieze. Corner lot turret. Rock-faced foundation. Decorative lintels. 7 dwelling units. (see photo 12)
- 63-65 Vacant lots.
- 69-71 Early 20th century. 3 story brick and frame structures.
- 73 Late 19th century. 3 story brick commercial building. Flat roof with brackets. Partial store front.
- 75-77 Vacant lots.
- 89 Furniture Warehouse/Auto Garage, 1920's One story frame and brick commercial building.
- 91 Early 20th century. 3 story brick dwelling with rectangular drip mold arches. Flat roof with bracketed cornice.
- 93 Modern one story brick commercial building.
- 99-105 Vacant lots.
- 107-109 Late 19th century. Double house, 2 story frame dwelling.
- 111-131 Late 19th century. 2-2 1/2 story frame dwellings set back from the street. (#127 is a one story cinder block structure) Both the set-back and the frame construction are unusual in this tightly-packed urban area.
- 2-22 Blue Cross/Blue Shield Offices. Modern 20 stories.
- 24-26 Parking lots.

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28-30 Late 19th century. 3 1/2 story brick townhouses with flat roof and bracketed cornices. Corbelled brickwork. Bay windows.
32-34 Late 19th century. 3 1/2 story brick dwellings.
36-42 Parking lots.
44 Late 19th century. 2 1/2 story brick dwelling.
44A Late 19th century. 3 story brick dwelling.
46-70 Late 19th century. 3 story brick townhouses. Flat roofs. Multiple designs including trapazoidal stone lintels, bay windows, flat roof with bracketed cornice, pattern brickwork. Excellent ornamentation.
72-102 St. Michaels parking lots.
106-110 Early 20th century. 2 story frame dwellings.

Broad Street (#'s 471-491)

#471-473 Early 20th century. 2 story masonry and frame structure.
475-479 Mid-Atlantic Bank. Modern one story masonry structure.
481-491 Parking Lots.

Summit Avenue (#'s 2-68) Photos 18, 20

2-6 Late 19th century. 3 story frame dwelling.
8 Late 19th century. Mansard 2 1/2 story frame dwelling with brick foundation.
10 Late 19th century. 3 story frame dwelling.
12-14 Vacant lots
16 Late 19th century. 3 story frame dwelling. Queen Anne style.
18 Vacant lot.
20 Late 19th century. 2 story frame dwelling with oriel window. Queen Anne.
22-28 Late 19th century. 2 story brick dwellings. 6 total dwelling units. Windows have segmental arches. Bay windows. Two bays wide for each unit. (see photo 20).
30-44 Yellow Cab Company Building. Built before 1926. One story brick commercial structure. (see photo 18).
46-54 Sitting Park (between Sussex and Central Avenues).
56-60 Modern 3 story brick Commercial building.
62-68 Late 19th century. 3 story brick structure with corbelled walls.

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Essex Street (#'s 8-30, 1-49)

- 8-12 Hotel Lee. Early 20th century. 3 story brick structure with perma-brick facing.
14-24 Buick Motors Garage. Built before 1921. One story brick commercial building, originally operated by Buick Motors.
26-30 Coffin Factory. Early 20th century. 3 story brick building. Sanborn Insurance maps records as a commercial casket maker in early 20th century.
34-36 Parking lots for garages.
1-35 Parking lots.
37-41 One story garage. Early 20th century (See #82 University Avenue).
43 Early 20th century. Two story frame dwelling.

New Street (#'s 40-60, 41-63), Photo 3.

- 40-42 Late 19th century. 3 story brick dwellings with flat roof and brackets.
44-56 Parking lots.
58-60 Modern one story brick commercial building.
41 Early 20th century. 3 story brick townhouse.
43-45 Vacant lot.
47-49 Built before 1926. 3 story tile faced commercial building.
51-53 Late 19th century/modern facing. 3 story brick dwellings. 2 units.
55-63 Late 19th century/modern facing. 3 story brick townhouses. 5 units, all with 3 bays, side hall.

Washington Street (#'s 5-91, 82-158) Photos 1A, 2A, 25, 30, 31, D, F, H, Y.

- 5 Newark Public Library (1901). Second Renaissance Revival. Excellent public facility of substantial proportions. Three large stories (68 feet high) with nine bay front faced with limestone. Brick side and rear facades. First and second story round arch windows with third floor rectangular windows. All floors are divided by stringcourses. Hip roof with bracketed overhang. Arcaded first, 2nd, & 3rd floor interiors with center open court to the roof skylighting. Architects Rankin & Kellogg of Philadelphia. Photo #30.

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- 15 American Insurance Company Building. 1929-30. Georgian Revival 21 story commercial edifice built by architects Jolan H. & Wilson C. Ely of Newark. Excellent example of style as applied to skyscraper dimensions Red brick with limestone highlighting, including full classical portico. Photo 25, 31.
- 33 Blue Cross/Blue Shield Building. Modern 17 story concrete and glass commercial structure.
- 43 Ballantine Mansion. Late 19th century, Blend of Renaissance and Romanesque styles. House has a truncated hip roof and central cross gable and pavilion with flanking bays. Brick with Wyoming Valley Gray sandstone foundation, stringcourses, window surrounds, and porch. Architect was George Edward Harney. National Register. Photo F.
- 49 Newark Museum (1925-6). Small austere Second Renaissance Revival style three story stone edifice. Jarvis and Hunt of Chicago, architects. On the Museum property is the Lyons Farm School (HABS), a primitive 1 1/2 story small sandstone educational structure. Built in 1784, the schoolhouse was dismantled and reconstructed in the Museum Garden in 1938. Also in the garden is the Prudential Fountain from the now destroyed (1957) edifice designed by noted architect George B. Post in the Richardsonian Romanesque style for the Prudential Insurance Company. Has domed peak and ogee arches.
- 53 YWCA Building. (1913). Four story brick social service structure. Behind the Y is a 2 story Second Empire house.
- 61 Built before 1926. 2 story brick commercial structure.
- 63-67 Parking lots.
- 69 Polhemus House (1859). Four story brick and brownstone building with six interior levels. Believed to be the first house in Newark to have indoor plumbing, gas lights, and dumbwaiter. Boarded up tunnel in basement probably an early ventilation system, although reputed to be an underground railroad station for escaping slaves.
- St. Patrick's Pro Cathedral (1850, 1875). Gothic Revival style church edifice with clerestory and projecting central tower with spire. The main tower is

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DESCRIPTION

- flanked by smaller two story towers. This early Newark Church is highlighted by Gothic arched tracery windows separated from one another by buttressing. Constructed of brick on an uncut stone foundation. Designed by Patrick C. Keely, a prolific Catholic architect. National Register. (see photo 33).
- 91 St. Patrick's Rectory. Early 20th century. Small irregularly formed brick 3 story Jacobethan structure with stone ornamentation, Rectangular windows divided by stone mullions, large triangular wall dormers and gables. Tudor arched doorway.
- 82-84 Vacant lot.
- 86 Late 19th century. 3 story brick building with brownstone facing. Flat roof with bracketed cornice.
- 88-90 Modern 2 story concrete and glass commercial structure.
- 92 Early 20th century. Art Deco. 2 story graystone and tile commercial building.
- 96-104 Veterans Bureau. 1930. Modern two story textured concrete massive structure.
- 106 Early 20th century. 1 story brick and frame structure.
- 108 Late 19th century. Square 3 story brick dwelling. 3 bay, side entrance. First two floor bays have segmental arches with voissiors. The window arches on the second floor, however, are round with a stone stringcourse beneath the eaves to distinguish the two floors from the last. The roof has an overhang with bracketed cornice. Could possibly be characterized an Italianate building with High Victorian Gothic characteristics. See photo H.
- 116 Early 20th century. 3 story brick dwelling. Flat roof with bracketed cornice.
- 118-132 Parking lots.
- 134-136 Modern one story buff brick garage.
- 138 School for the Deaf. Early 20th century. One of the best Art Deco structures in the city. Constructed of brick, this substantial 3 story edifice is divided into panels by brick pilasters capped by carved stonework. The center panel has double pilasters and a massive decorative top panel forming a parapet. See photo Y.
- 142 Early 20th century. Rectangular flat-roofed 2 story brick commercial building with a front facade facing of concrete.

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DESCRIPTION

144-152 Parking lots.

154-158 Late 19th century. Excellent 3 story brick commercial building. Apparently built as one structure, but to house 3 separate businesses. Two story brick unit at the rear is contemporary with main unit. See photo 1A.

Eagles Street (#'s 2-56, 5-56) Photo 14.

2 (See 106 Orange Street)

4 Roth & Company, Meat Packers. 1919. One and two story brick commercial building which expands to the rear and extends to University Avenue (see 49-51 University).

6-10 Late 19th century. 2 story brick townhouses with exposed basement. 3 units. Each unit has 3 bays and a side entrance with brownstone steps to doorway. Windows are 2/2 sash with segmental arches and brownstone cornices. The roof is flat and has projecting bracketed frame cornice. See photo 14

12 Late 19th century, 3 story frame dwelling with flat roof and a projecting cornice with paired brackets. Currently has asbestos shingles. 3 bay side entrance. A 2 story, 2 bay wing, probably original to the main unit is on the west facade. See photo 14

14-28 Late 19th century. Eight units. Identical to #'s 6-10 save 28 Eagles Street which is now commercial. See photo 14

30 Modern one story brick commercial building.

32-40 Parking lot.

42-44 Good Will Home and Rescue Mission. Early 20th century. 4 story rectangular brick social services building. Stuccoed and altered.

50-56 Vacant lot.

5-7 (see 108-110 Orange Street)

9-11 Modern one story brick commercial structure.

13-17 Parking lot.

19-47 Burnet School Property. Building
ca. 1900-1925.

49-51 Modern 2 story brick dwelling.

53-55 Vacant lot.

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DESCRIPTION

- High Street (#'s 210-326, 233-321) Photos 16, 26 27,
28, 29, V, W, & Z.
- 210-214 Built before 1926. One story small garage.
- 216-230 Bartlett Building. Built before 1926. Used
for various light manufactures this is a 5 story brick
industrial structure.
- 232-234 Vacant lot
- 236-238 Built before 1926. 2 story brick Commercial
building with stepped roof.
- 240-250 Built before 1926. Classrooms for New Jersey
Institute of Technology. 3 story rectangular industrial
edifice.
- 252-306 St. Michaels Hospital. 1871, 1888. Located
on High Street and Central Avenue the original 1871
portion is the central 9 bay 4 1/2 story brick unit.
Has rock-faced stone lintels and Gothic arched central
entrance vestibule flanked by 3 bay projecting wings.
The roof is Mansard with intersecting gables. Later
rectangular brick wings are a full 5 stories with flat
roof. This section built in 1888, was designed by
Jeremiah O'Rourke, as was the 1871 portion. Tower with
steep pitched hip roof on end facade. See photos 26,
28, 29
- 308-310 Vacant lots
- 312 Late 19th century. 3 story brick dwelling. 3 bay.
Flat roof with panel frieze and brackets.
- 314-318 Vacant Lot.
- 320-326 Late 19th century. 3 1/2 story brick townhouses.
4 units with 3 bays, side hall.
- 233 Built before 1926. 2 story buff brick commercial
building.
- 235-237 Modern one story brick commercial building.
- 239-243 Hook & Ladder Co. #2. Built before 1926. 3
story brick and brownstone building.
- 245 Vacant lot.
- 247-247 1/2 Late 19th century. 2 story brick building
with stucco facing. Double house with 4 bays.
- 249 Early 20th century. 3 story brick dwelling with oriel
windows. 3 bays.
- 251 Late 19th century. 3 story brick structure with oriel
window. First floor store front.

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DESCRIPTION

- 253-255 Vacant lots.
257 Saloon. Late 19th century. 3 story brick edifice with stone corner quoins. See photo X
259 Early 20th century. 3 story brick dwelling. Fenestration with trapazoidal arches. See photo W
259-A Early 20th century. 2 story brick and concrete dwelling. See photo W.
261 Early 20th century. 3 story brick dwelling.
261A Early 20th century. 3 story brick dwelling.
263 Early 20th century. 3 story brick dwelling.
265-277 Early 20th century. 3 story brick townhouses. 7 units.
279 Vacant lot.
281-285 Early 20th century. 3 story brick townhouses. 3 units.
287-295 Early 20th century. 3 story brick townhouses. 4 units.
297-297 1/2 Early 20th century, 2 1/2 story brick dwelling with frame bay windows.
299-301 1/2 Early 20th century. Queen Anne style. 2 1/2 story brick dwellings with frame bay windows. See photo V
313-315 Vacant lots.
317-319 Late 19th century. 3 story brick dwelling with frame bay windows.
321 Late 19th century. 3 story brick dwelling with frame bay window.

Bleeker Street (#'s 2-18, 3-159) Photos 7, 32, G, P, Q & R.

- 2-8 Late 19th century one story buff brick commercial building.
10-12 Early 20th century. 2 story buff brick commercial building.
14-18 Veterans Bureau Building. Modern. Art Deco. 2 story brick commercial building. (96-106 Washington Street also)
3-5 Early 20th century. Art Deco. 2 story buff brick commercial building (also 35-39 Halsey Street).
7 Bleeker Restaurant. Modern 2 story, 3 bay brick structure.
9-11 Parking lots.

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DESCRIPTION

- 13-37 (see 92-94 Washington Street)
- 39-41 St. Patricks Convent (Sister House). Early 20th century. Rectangular 4 bay by 6 bay 3 story brick structure with overhanging hipped roof. Each floor separated by stone stringcourses. 2nd floor windows have brick label moldings. See photo 32.
- 43 Bishop Bayley House. 1849. Built by Alba Bangs this is a 2 1/2-3 story brick dwelling with a gray stucco facing. Rear addition. Original brickwork visible in chimney and foundation. Presently a professional office.
- 45 Early 20th century. 2 story brick and brownstone building. 2 bay. Projecting bay windows. Flat roof. See photo G.
- 47 Late 19th century. 3 story brick dwelling with 3 bay, side hall. Flat roof with bracketed cornice.
- 49 Early 20th century. 2 story brick townhouse. Currently professional offices.
- 51 Late 19th century. 3 story brick dwelling with modern facing.
- 53-55 Late 19th century. 3 story brick structure with modern facing. Flat roof. 2 units.
- 57 Modern one story brick commercial building.
- 71-73 Late 19th century. 2 story brick townhouse with rock-faced brownstone foundation. Decorative brickwork. Romanesque pretensions. See photo P.
- 75 Late 19th century. 3 story brick dwelling with rock-faced brownstone foundation and frame bay windows. See photo Q
- 77 Late 19th century. 4 story, 2 bay brick commercial building with upper floor balconies See photo R.
- 79 Mid 19th century. 2 1/2 story frame dwelling. Gable end front facing street. Windows are 2/2 sash. 3 bay, side hall.
- 81 Mid-19th century. Similar to #79.
- 83 Mid-19th century. " " " "
- 85-87 Late 19th century. 3 story brick townhouse. 3 bay, side hall with oriel windows. 2 units.
- 89 Vacant lot
- 91 Late 19th century. 3 story brick dwelling. 3 bay, side hall. Flat roof with bracketed cornice.

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DESCRIPTION

- 93-101 Hotel Regent. Built before 1926. 5 story buff brick hotel.
- 103 Late 19th century. 3 story brick dwelling. 3 bay, side hall. Flat roof with bracketed cornice and paneled frieze.
- 105 Mid-19th century. 3 story frame dwelling. 3 bay, side hall, flat roof. Windows are 6/6 sash.
- 107-115 Parking lots.
- 117-145 Warehouses and Factories with Central Avenue address.

University Avenue (#'s 40-164, 45-167) photos 8, 9, 13
I, J, K, N, O.

- #40 Late 19th century. 3 story brick dwelling.
- 42 Modern one story brick and concrete commercial building.
- 44-50 Early 20th century. 2 story brick townhouses with present-day commercial usage. 5 units.
- 52-54 Early 20th century. 4 story buff brick rowhouses. 2 units.
- 56-58 Vacant lots
- 64 Late 19th century. 3 story brick dwelling.
- 66-68 Early 20th century. 3 story brick and concrete buildings. 2 units.
- 70-72 Vacant lots.
- 74 Built before 1926. 2 story buff brick commercial building.
- 76 Late 19th century. 3 story brick building.
- 78-80 Vacant lots.
- 82 Early 20th century. Art Deco. 2 story brick commercial building.
- 82 1/2 Early 20th century. 2 story brick and frame residence.
- 86-88 Lloyd Houses. 1830's. Greek Revival (HABS) two-2 1/2 story masonry dwellings with modern stucco facing. 3 bay, side entrance. Windows are 6/6 sash with delicate entablatures. Recessed entranceway. See photo N)
- 90 Vacant lot.
- 92 Early 20th century. 2 story frame dwelling.
- 94 Modern one story brick structure.

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- 96 Mid 19th century. 3 story brick dwelling. 4 bay by 3 bay, on the corner of James and University. Windows 6/6 sash with flat stone lintels. First floor currently commercial.
- 108-112 Vacant lots.
- 114-116 Ballantine Carriage House. Late 19th century 2 1/2 story brick carriage house with steep-pitched hip roof and three interrupting gables. Scalloped slate shingles. First floor has two large round arch carriage doors. Dependency of the Ballantine Mansion on Washington Street.
- 118-130 Brick wall enclosing Museum Garden.
- 134-154 Parking lots.
- 156 Early 20th century. 3 story frame dwelling.
- 158 Parking lot.
- 160 Modern (1929) 2 story buff brick commercial building.
- 162 Early 20th century 3 story buff brick residence.
- 164 Early 20th century 3 story buff brick residence and commercial building.
- 41 Late 19th century. 3 story brick building.
- 43-45 Modern one story brick garage.
- 47 Vacant lot.
- 49 Early 20th century. 2 story brick commercial building.
- 51 1919. 2 story buff brick commercial building.
- 53 Early 20th century. 4 story masonry commercial building.
- 55 Hook and Ladder Co. #7. (1881) 2 story brick structure with stone trim. Gable roof with pediment See photo O.
- 57-63 Parking lots.
- 65 Goodwill Mission. Modern 2 story brick and glass commercial building.
- 67-77 Lots for Mission.
- 79 Modern 2 story brick and cement commercial building.
- 81-83 Parking lots.
- 85-87 Built before 1926. Two story brick garage.
- 89-93 Built before 1926. One story garage.
- 95-99 Parking lots.
- 101-109 Bambergers/ Mt. Carmel Guild Social Services Center. Early 20th century. 4 story brick commercial building, originally Bambergers store. 6 bay front with stepped gable roof. See photo K.

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DESCRIPTION

- 111-117 1/2 Late 19th century. 2 story brick townhouses.
6 units. Each unit has a 3 bay, side hall first floor
with flat stone lintels. The second floor has round
double row brick arches. The roof is flat with bracketed
and decorative cornice. See photo I
- 119-121 Parking lots.
- 123-127 Early 20th century. 3 story brick storage building.
- 129 Late 19th century. 3 story brick structure.
- 131 Late 19th century 3 story brick residence
- 133 Modern 2 story brick building.
- 135-137 Vacant lots.
- 149 Late 19th century. 3 story brick building.
- 151 Late 19th century. 3 story brick building.
- 153-155 Late 19th century. 3 story brick townhouses. 2
units, 3 bay, side hall. Flat roof with bracketed
cornice.
- 157 Modern 2 story frame building.
- 159 Parking lot.
- 161-161 A Late 19th century. 3 story frame residence with
commercial first floor. Asphalt shingles on sides.
Flat roof with bracketed cornice.
- 163 Parking lot.
- 165 Mid-19th century. 2 story frame dwelling with first
floor concrete commercial projection. 3 bay Gable
roof.
- 167 Late 19th century. 3 story brick residence with store
on first floor. 3 bay. Flat roof.

Orange Street (#'s 56-144) Photo 15

- #56-60 Early 20th century. One story brick commercial
building. Decorative brickwork with stepped gable
front.
- 62 Late 19th century. 3 story brick building with gable
roof.
- 64 Vacant lot.
- 66-68 Trent Theatre (1914). One story brick commercial
building.
- 74 Early 20th century. 3 story frame and stucco building.
- 76 Small vacant lot.

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- 78-80 Late 19th century. 3 story brick dwelling. Flat roof with bracketed cornice.
82-88 Parking lots.
90-92 Late 19th century. 3 story masonry and frame building. Flat roof with brackets.
94 Late 19th century. 3 story brick residence with commercial adaptations. Flat roof with brackets.
96 Late 19th century. 3 story brick building. Flat roof with brackets.
98 Late 19th century. 3 story frame building with slightly pitched roof. One story modern store front.
100-102 Vacant lots.
104 Late 19th century. Narrow 3 story masonry and frame building. Oriel window.
106 Drug Store. Early 20th century. 3 story brick commercial building with 2 story brick rear wing. Pattern brickwork.
108-110 Early 20th century. 3 story brick dwelling.
112 Early 20th century. 2 story frame dwelling with a one story commercial front.
114 Early 20th century. 4 story brick structure. Pattern brickwork.
116-124 Parking lots.
126 Late 19th century. 2 story brick commercial building with pitched roof.
128 Modern one story brick commercial building.
132-144 Modern one to two story commercial cinder block structure.

Central Avenue (#'s 38-156, 31-119) Photos 4, 26, 33, D.

#38-40 Parking lot.

42-50 Salvation Army Building. Modern 2 story buff brick structure with flat roof.

64-72 St. Patrick's Pro Cathedral (see Washington Street)

74 St. Patrick's/Helen Keller School. 1888. Jeremiah O'Rourke, architect. 3 story brick edifice. 6 bay front with slightly projecting center 2 bays. 3rd story central pavilion has arched window. Foundation is rock-faced limestone as are the window sills and the flat lintels on the 2nd and 3rd floors. First and

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- second floors are separated by a rock-faced limestone stringcourse. Flat roof with corbelling.
- 76 St. Patrick's School property. Early 20th century. One story masonry structure.
- 78-86 Vacant or parking lots.
- 94 Modern one story brick commercial building.
- 96 Early 20th century. 2 story stone dwelling.
- 98 Early 20th century. 3 story brick dwelling.
- 100 Early 20th century. 3 story frame dwelling.
- 102 Late 19th century. 3 story brick dwelling.
- 104 Parking lot.
- 106 Late 19th century. 3 story brick dwelling.
- 108 Built before 1926. 3 story frame structure.
- 110-112 Parking Lot
- 114 Built before 1926. 3 story brick building.
- 116-128 Parking lots.
- 132 Late 19th century. 2 story brick dwelling.
- 134-136 Early 20th century. 2 story brick townhouses.
- 138-142 Vacant lots.
- 144-152 Parking lots
- 156 Modern 3 story brick and stone commercial structure.
- 31-39 Art Deco. Built before 1926. 2 story concrete block commercial building with geometric decorative motifs on top level See photo 4
- 41-43 Art Deco. Built before 1926. 2 story brick building with concrete facing. Flat roof.
- 45 Salvation Army Building. Art Deco. Built before 1926. 3 story concrete faced structure with brick rear. See photo D
- 47 Fewsmith House. Richardson Romanesque. Late 19th century. 2 1/2 story brick building, corner of Central and Washington. Rock-faced foundation and archways. Corner turret. Gable roof with interrupting gables. Slate roof. See photo D.
- 49-55 Modern 2 story concrete block commercial building.
- 65 Late 19th century. 3 story brick structure with stone lintels.
- 67 Parking lot.
- 69 Modern one story brick commercial building.
- 71-73 Vacant.
- 75-101 St. Michaels Hospital parking area.

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- 103 Modern one story metal and glass commercial building.
105 Early 20th Century. 3 story brick dwelling with
projecting frame bays.
107 Late 19th century. 3 story brick frame townhouse with
brownstone foundation.
109-111 Late 19th century. 3 story brick dwelling.
113-119 Vacant and parking lots.

Washington Park Photos E, 25

Triangular shaped park area originally created in the 18th century. Sculpture within park consists of a work by J. Massey Rhind depicting George Washington beside his horse, atop a mound, bidding farewell to his troops (1912) (see photo 25); and a statue of Christopher Columbus honoring Italian contributions in America cast in Rome by Guiseppe Ciochetti (1927). Several other statues are within this landscaped park.

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DESCRIPTION

The potential for preservation makes a strong statement about the significance of the James Street Commons Historic District to the future of Newark, as well as its past. The area's current varied uses give the city its art center--the Newark Museum, library center--the Newark Library, commercial uses (Blue Cross/Blue Shield) that recently decided to remain in Newark and construct a new building in the district) and American Insurance Company (that recently decided to leave Newark. Rutgers University has many administrative offices in the district, and may make use of the American Insurance Company building for educational purposes. The area has been shown to have been very important in Newark's industrial past and does yet retain some industrial uses and the nearly entire north side of the Orange Street boundary houses a large Westinghouse manufacturing operation. Important political figures once lived around Washington Park, religious uses remain in St. Patrick's Pro-Cathedral and the Second Presbyterian Church, and the past social fabric of the area has been reported. The current social conditions explain the recent interest in preservation of the area.

Beginning September 1, 1974 the city studied the James Street area under a National Endowment for the Arts grant in the amount of \$49,055, that was matched in-kind by the Mayor's Policy and Development Office. The level of home ownership in the 1960 census was over 50% and dropped to 38% owner occupied and 59% absentee residential owners in a 1973 survey. A large number of current residents receive public assistance (42%) and many are senior citizens (25%). The unemployment level is higher than the rest of the city of Newark and the ethnic and racial representation is largely Hispanic and Black. As has previously been mentioned, the rate of building demolition and subsequent parking lot use was high, but this has nearly ceased through the course of this study. City agencies, business representatives, and private citizens are all anxious to see the James Street Commons Historic District rehabilitated.

There are several areas of strength which indicate likely preservation success:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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PAGE 26

DESCRIPTION

1. The high number of masonry and brick structures (over 70%) yield a better stock for rehabilitation because of an economic life longer than frame structures.
2. The majority of the structures are in good or fair condition.
3. The historical and architectural significance of not only those easily identified major buildings, but also those more "common" row houses. Also, later period commercial structures are not without interest.
4. The cultural amenities which have long existed in the area are expected to be attractive to new residents, and potentially able to increase services useable by near residents.
5. The proximity to the Central Business District and educational institutions and its large number of jobs which employ persons who may be interested in becoming residents in such an area undergoing restoration.
6. The existence of already rehabilitated buildings. Several law offices, architects offices, and graphic designers are current residents and have been for some time. The main goal is to encourage strong adaptive commercial and residential uses in the rowhouses. This is a first step which is already somewhat evident.
7. Residents in the area have expressed interest in restoration activity for their neighborhood. Some members of the Newark Preservation and Landmarks Committee represent future residents in the area and there are marketable homes for those persons who wish to take part in "brownstoning" efforts so familiar to other cities, but absent in Newark at this time.
8. Perhaps the greatest strength is the variety of interests and the intensity of cooperation expressed so far in work with the area. The Executive Board of the Newark Preservation and Landmarks Committee served in an advisory capacity to the Mayor's Policy and Development Office throughout their one and a half (1 1/2) year study. Both J. Bernard Schein and Samuel Miller, Directors of the Newark Public Library and Newark Museum respectively, also served as advisors and they continue to be involved in the implementation process. The Newark Chamber of Commerce has expressed interest and Don Dust, Chairman of the Newark Preservation and Landmarks

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DESCRIPTION

Committee, and Chamber of Commerce staff member, has been and continues to be intimately involved in the district. Various city agencies continue to be directly involved as implementation steps are now being taken. M.P.D.E., (Mayor's Policy and Development Office), is continuing its planning function, the Newark Redevelopment and Housing Authority and Housing Development Rehabilitation Corporations are accepting primary roles in housing and the Department of Engineering and Public Works are preparing street and sidewalk improvements for the district.

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PAGE #2

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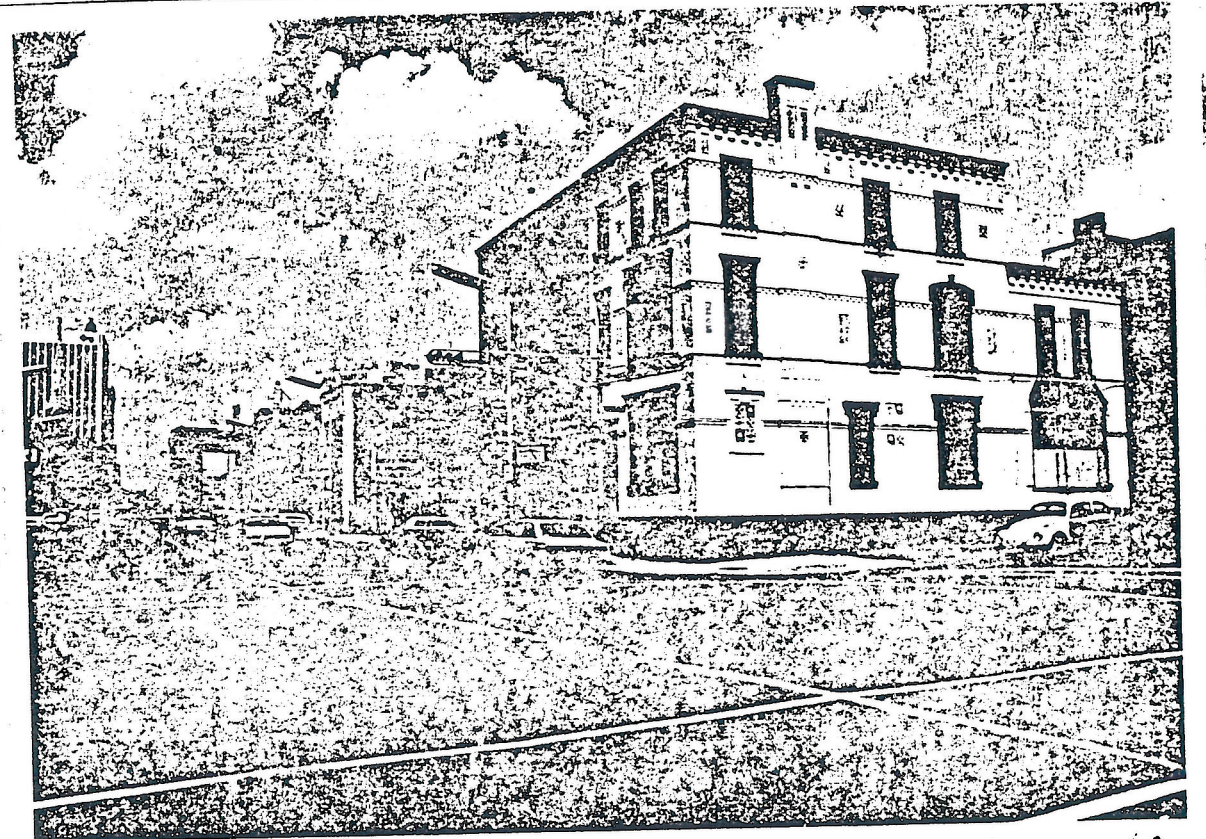
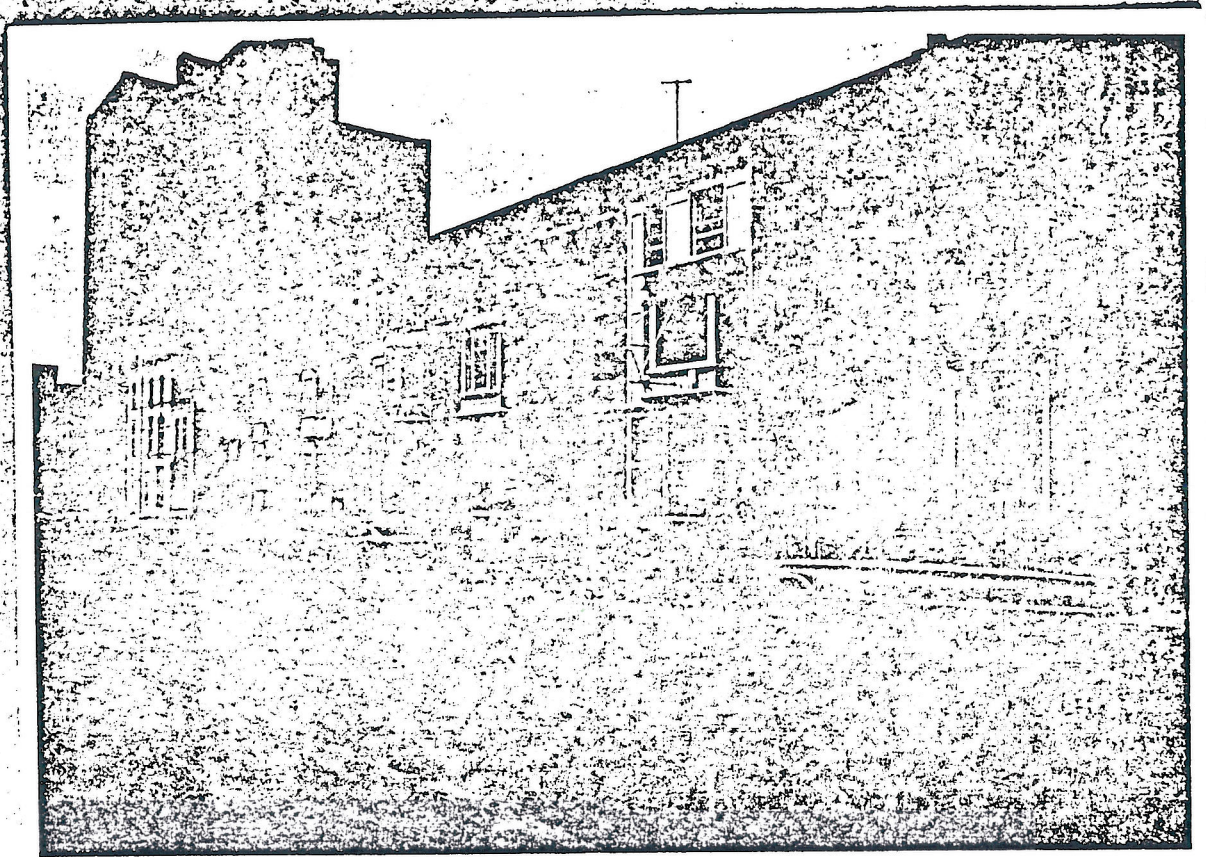
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PAGE #3

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Newark Central Planning Board's Preliminary Report on Housing
Conditions and Policy for Newark, New Jersey - Number 4 -
April, 1945.

Special thanks to Lorraine Maxwell and the staff at M.P.D.O.
(Mayor's Policy and Development Office) for vital material
from their yet unpublished study. Also helpful in a huge
capacity was the Newark Public Library and Newark Museum
both of which supplied Printed material, maps, and various
private files.



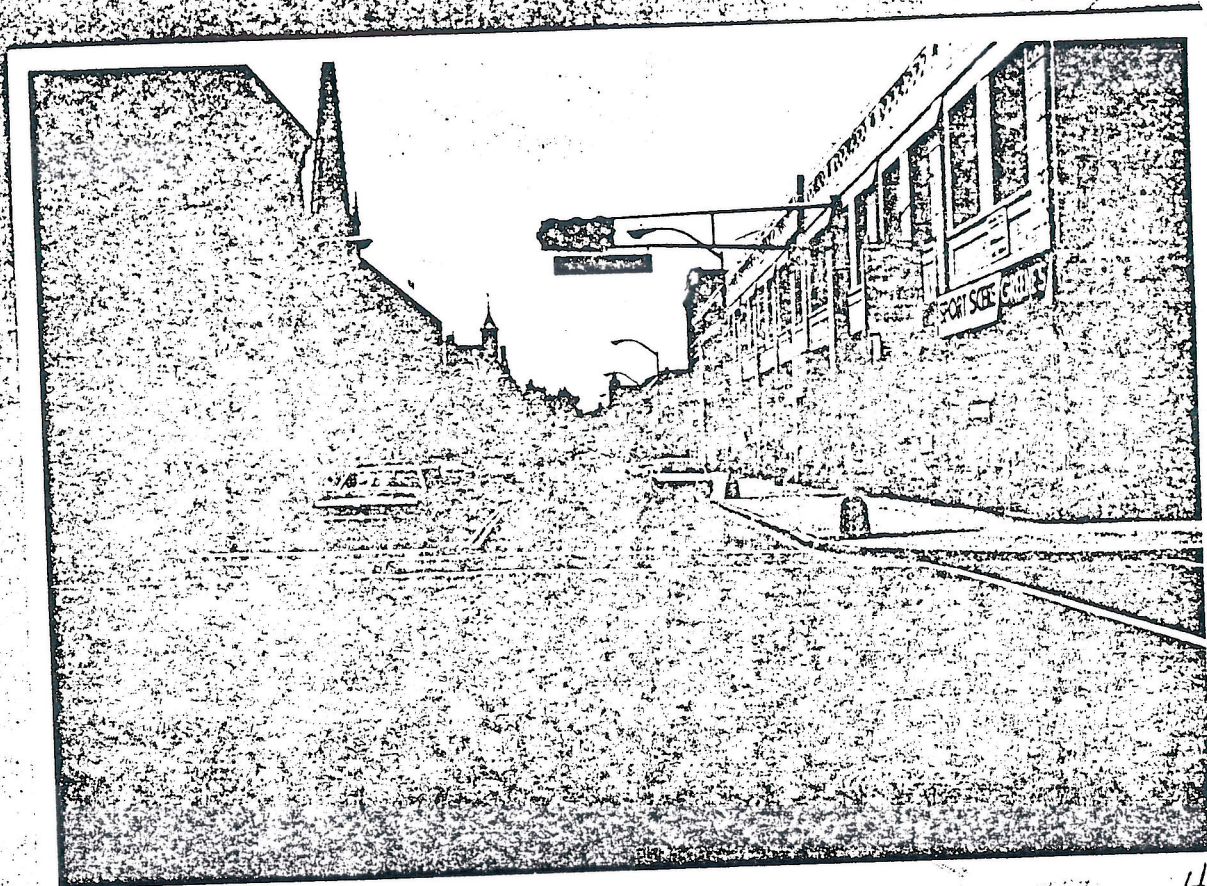
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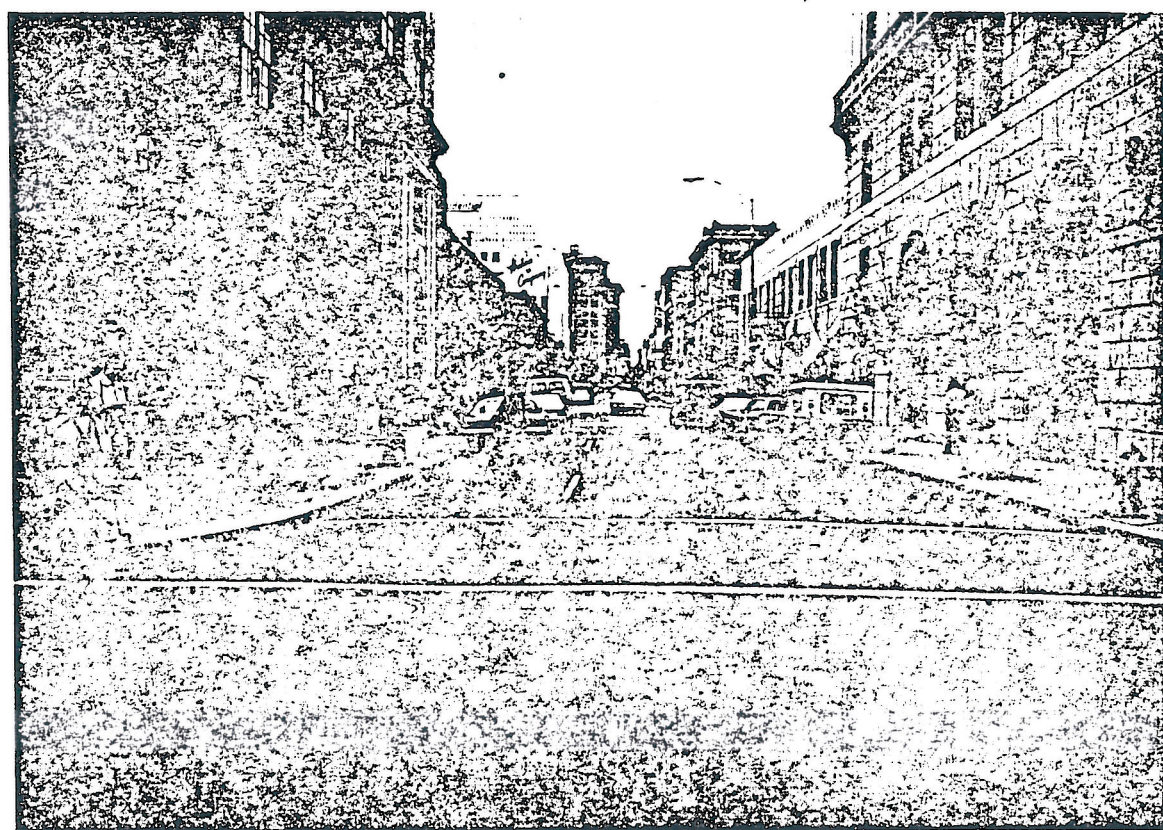
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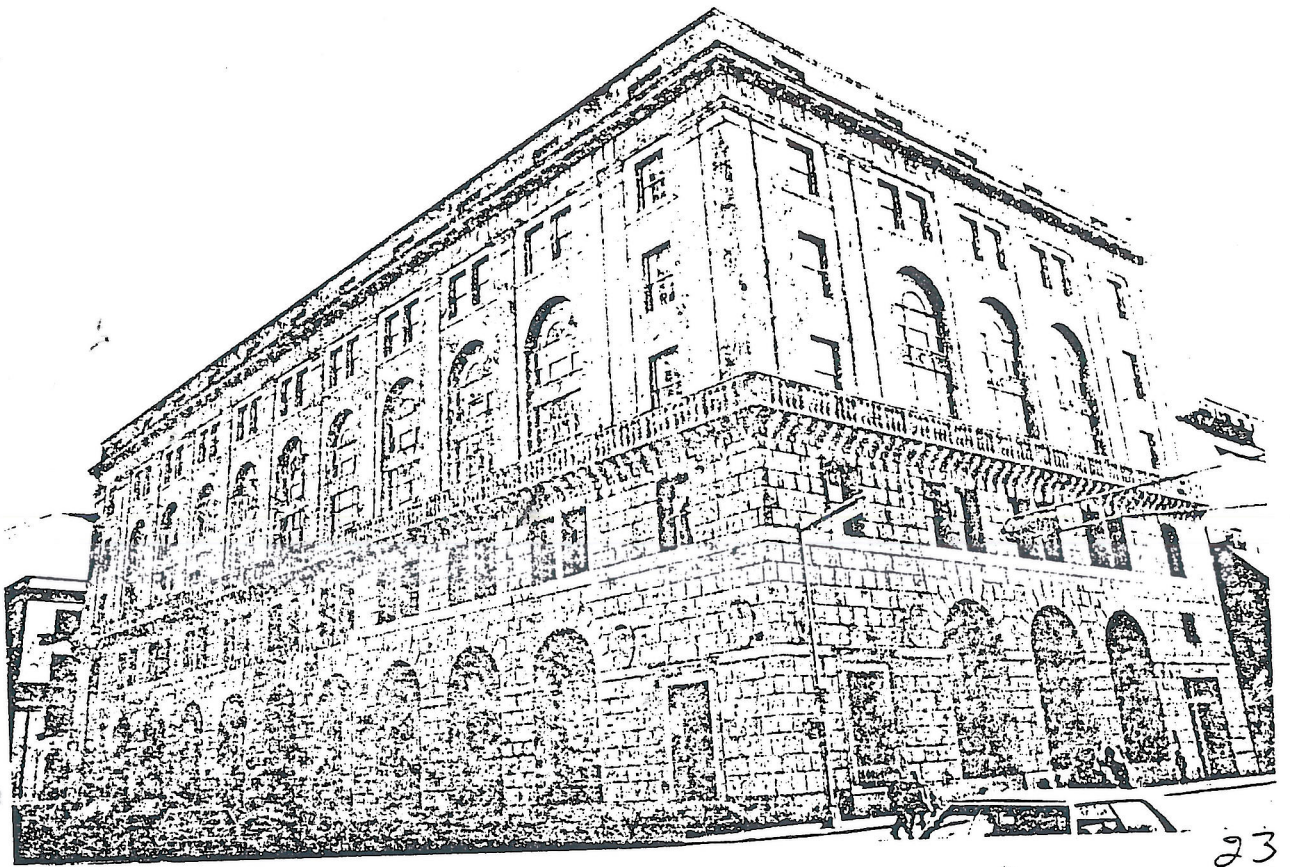
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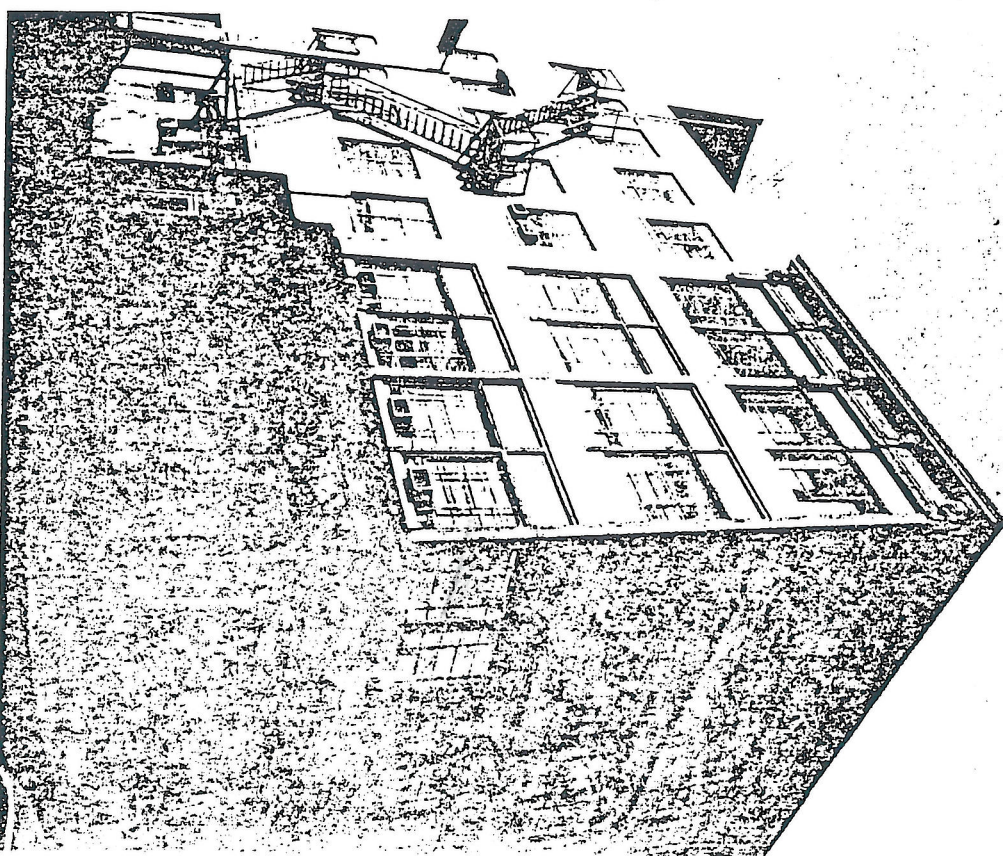
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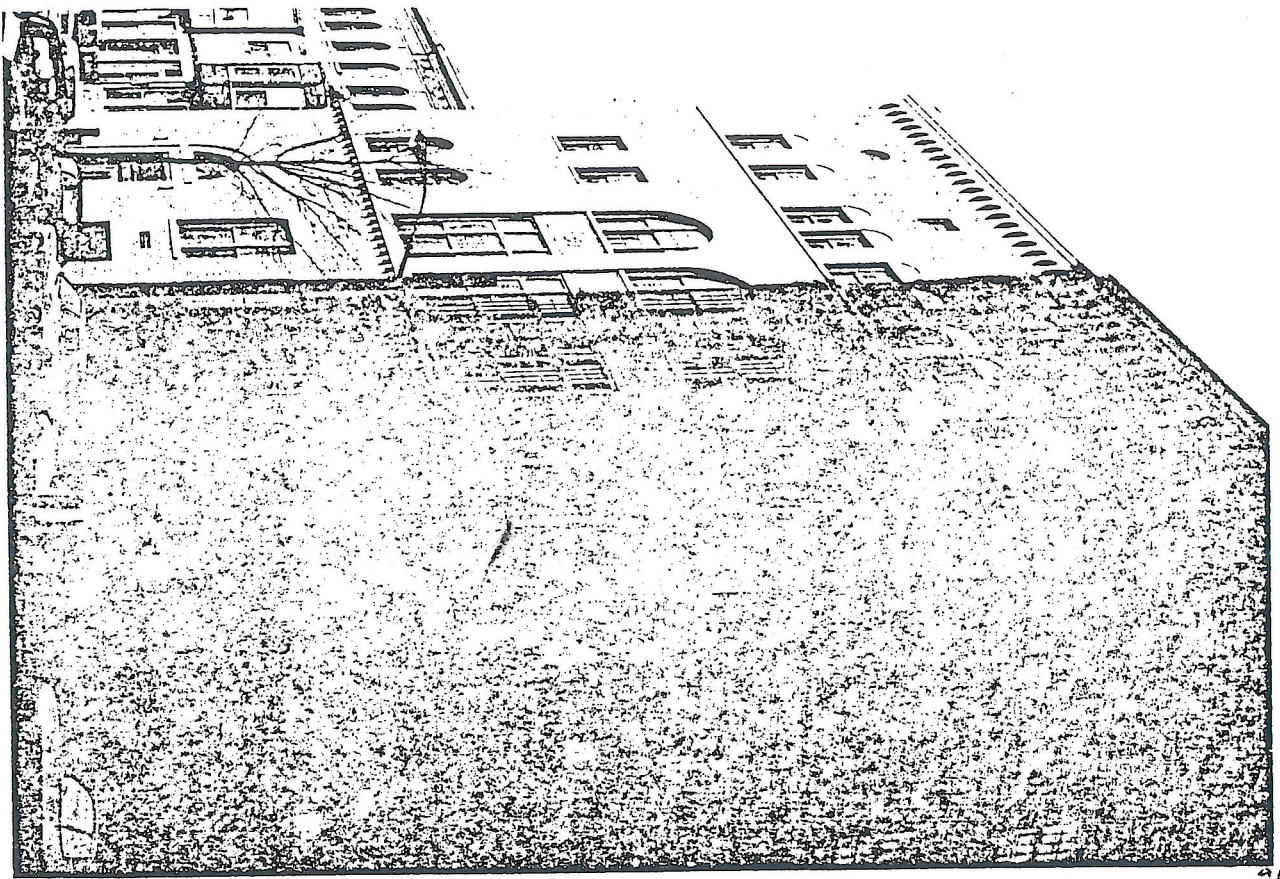
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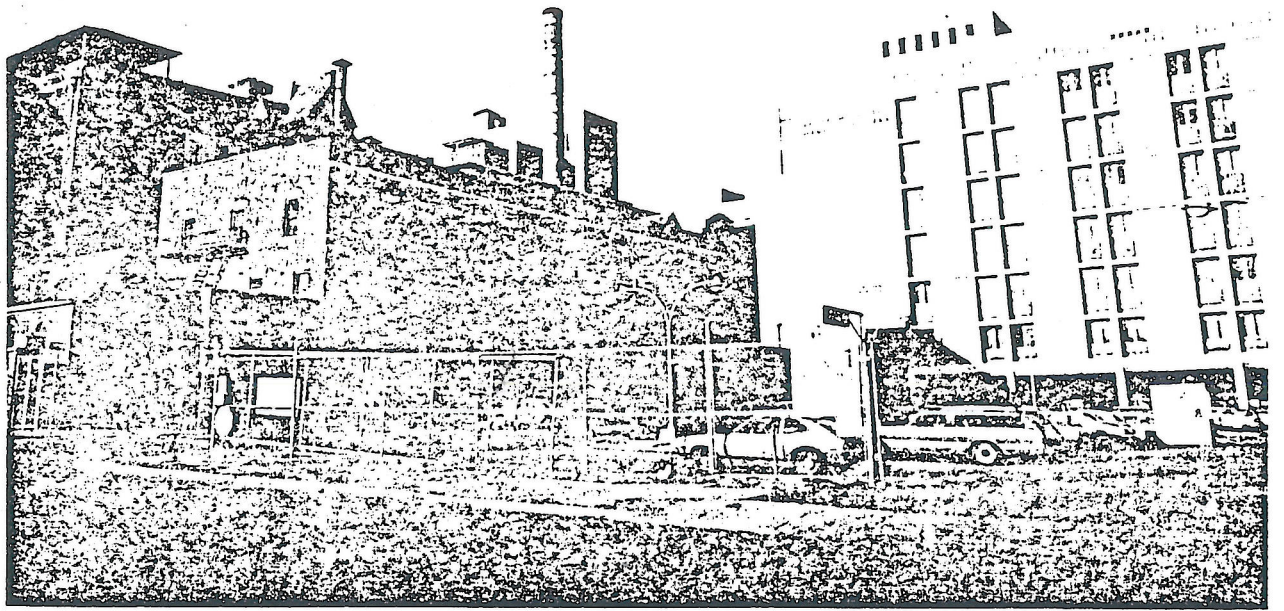
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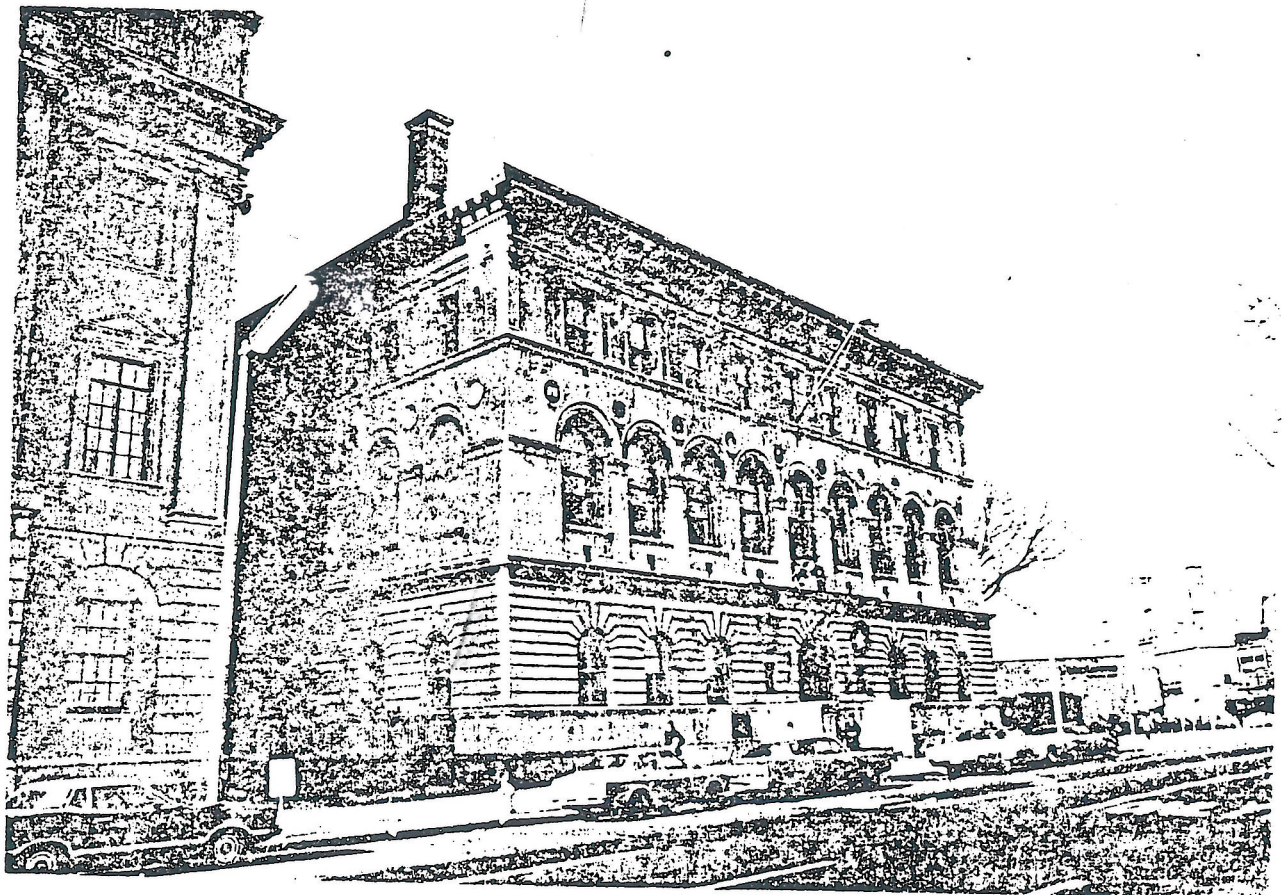
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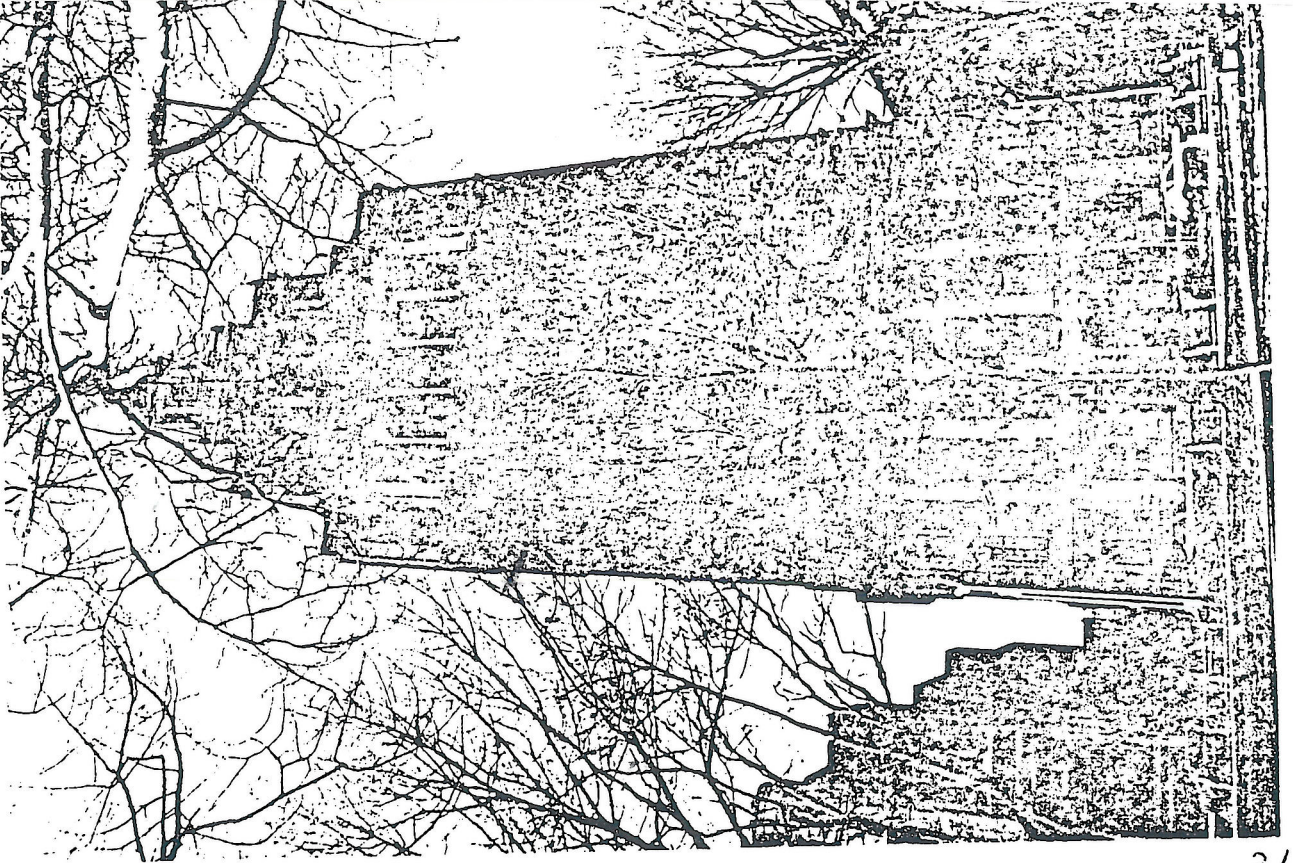
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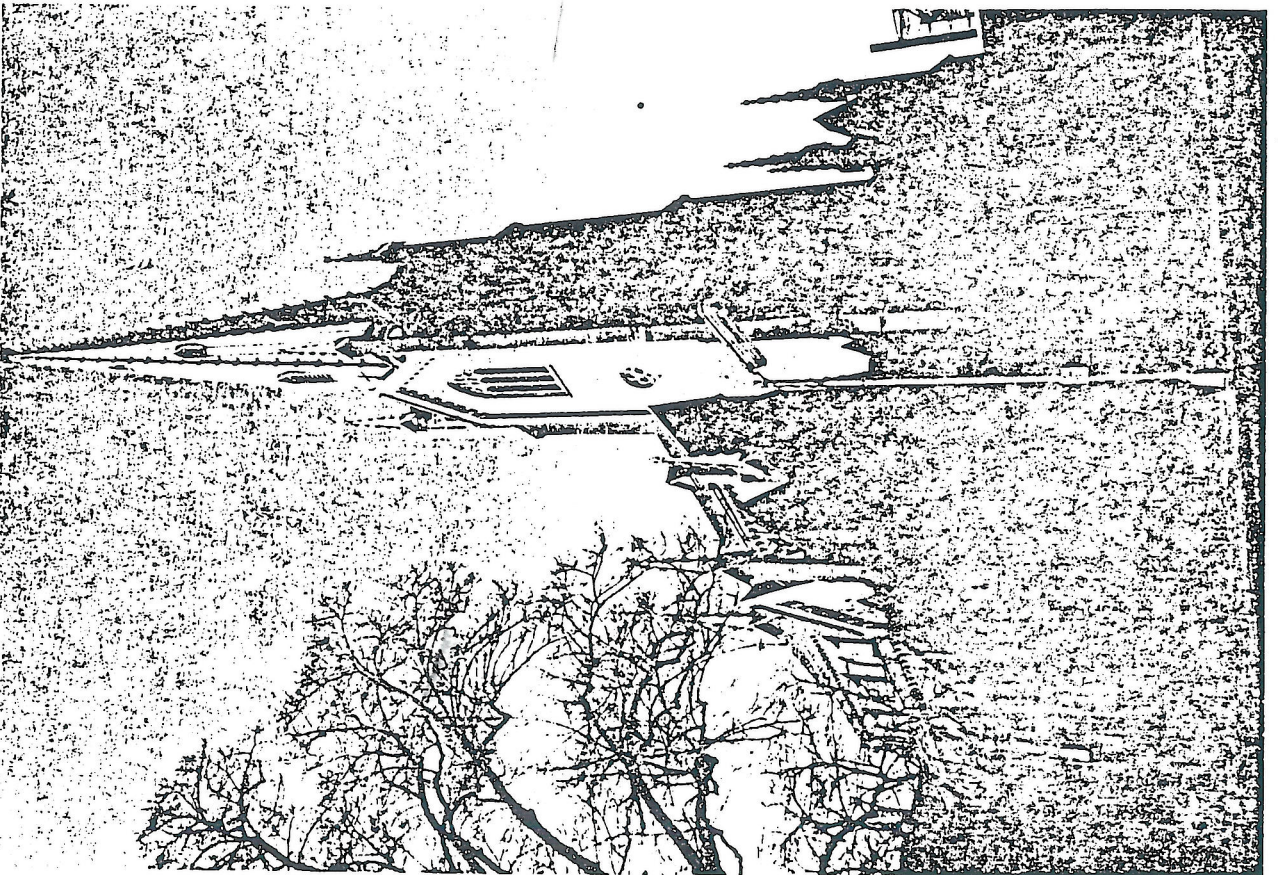
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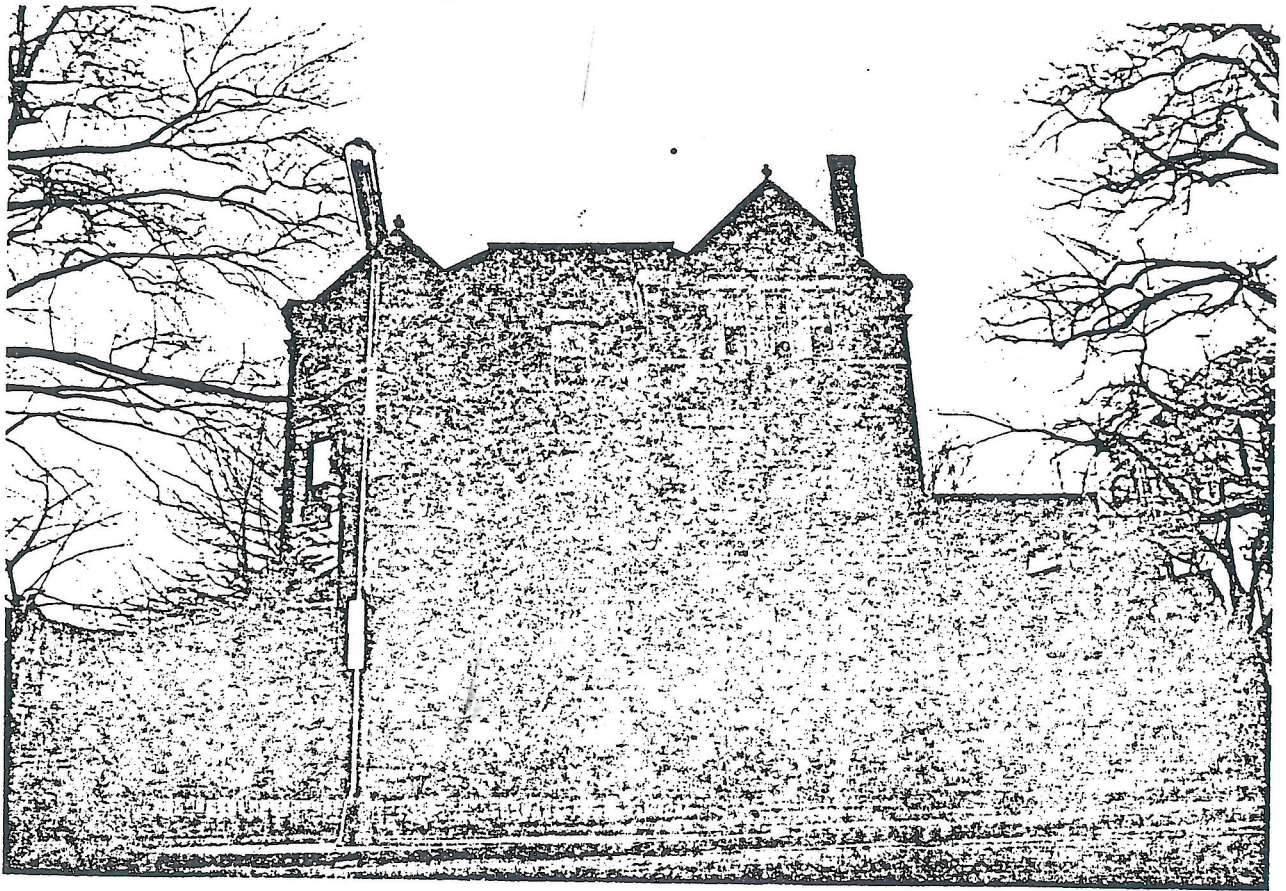
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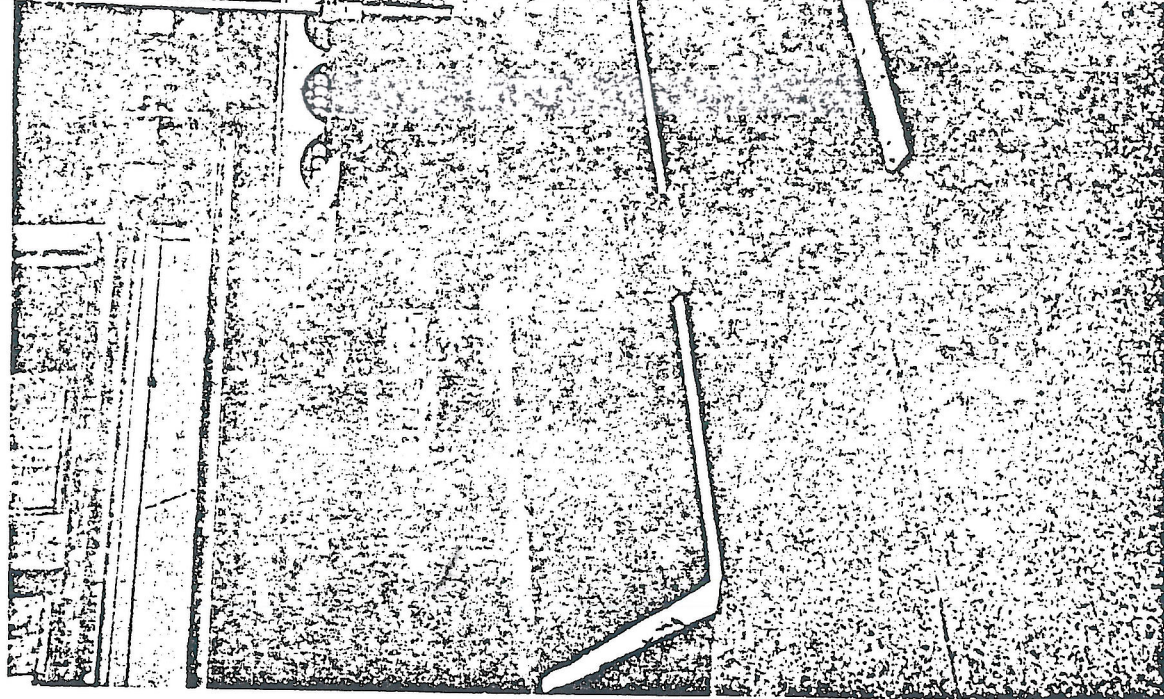


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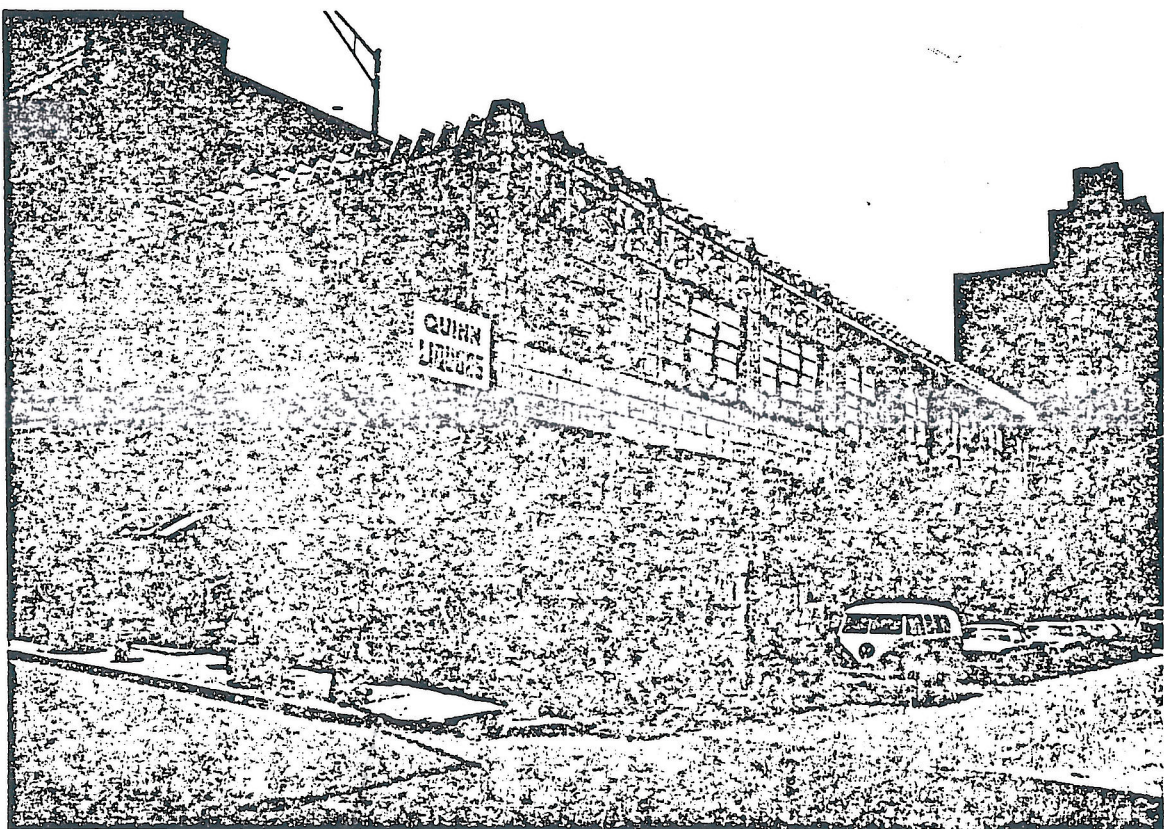


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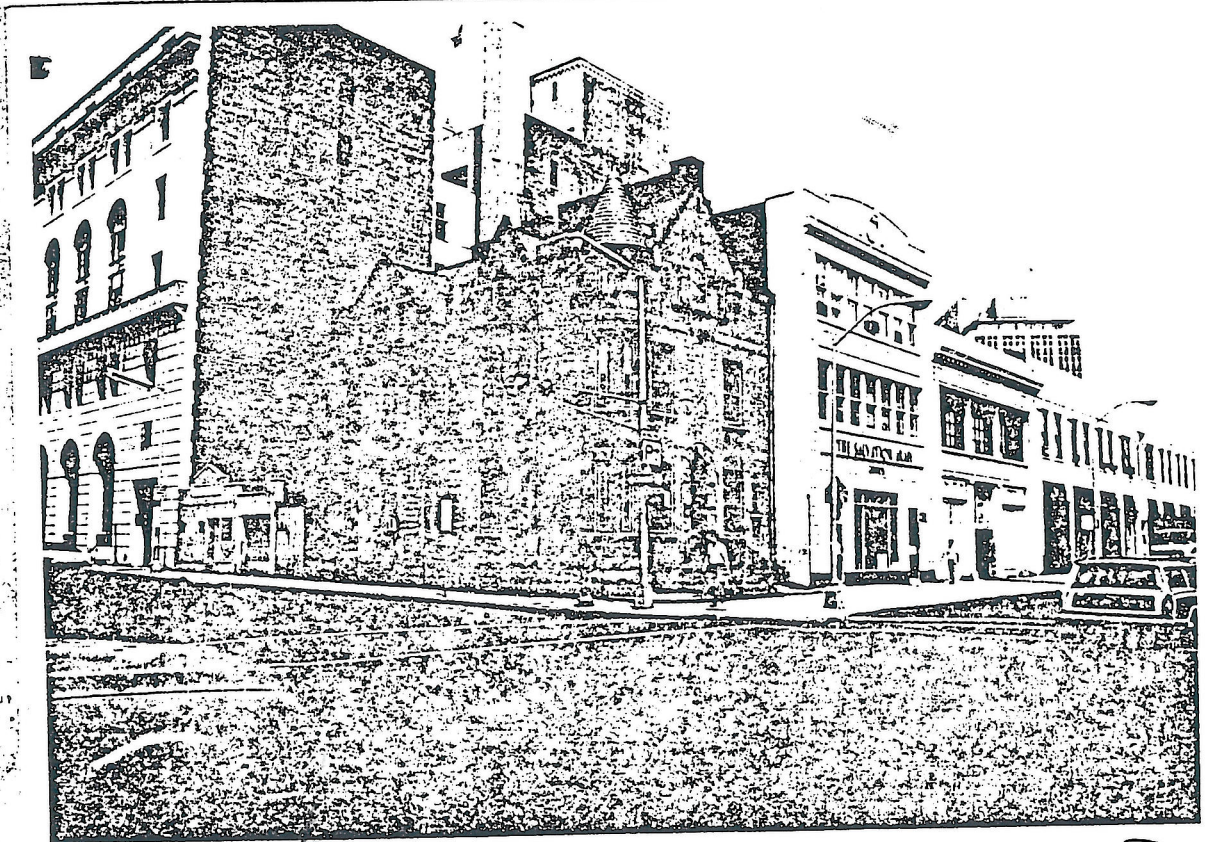
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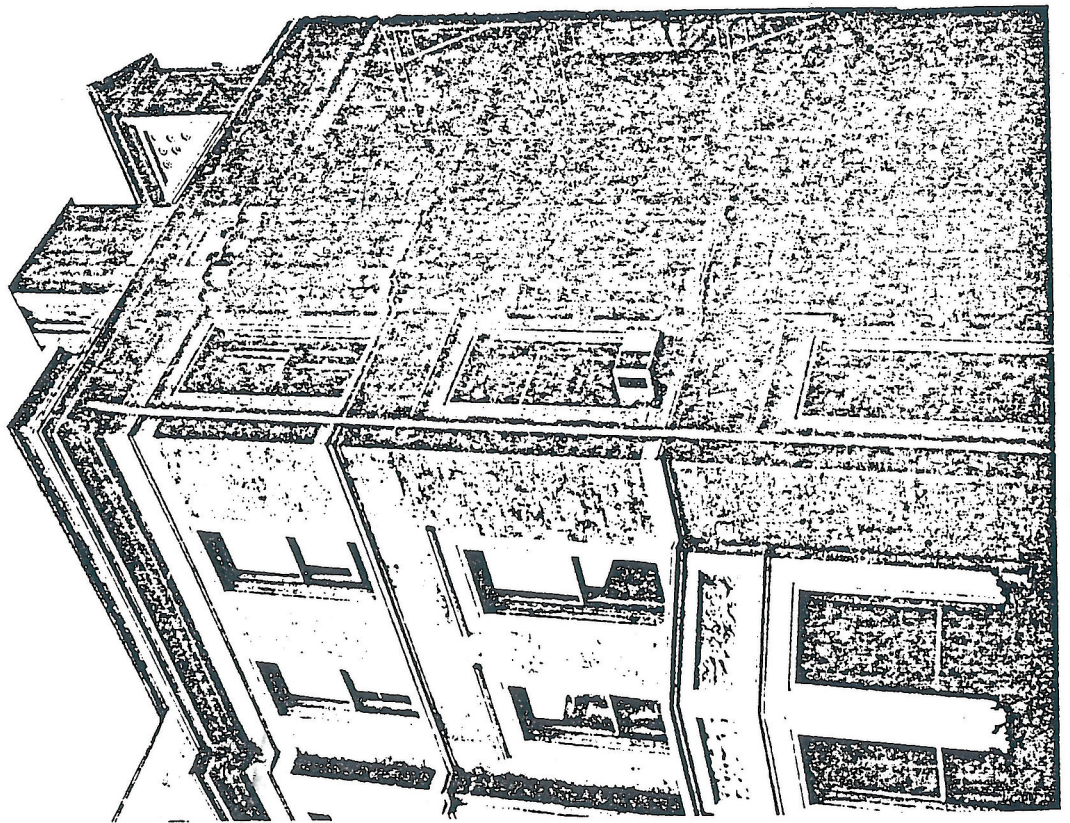
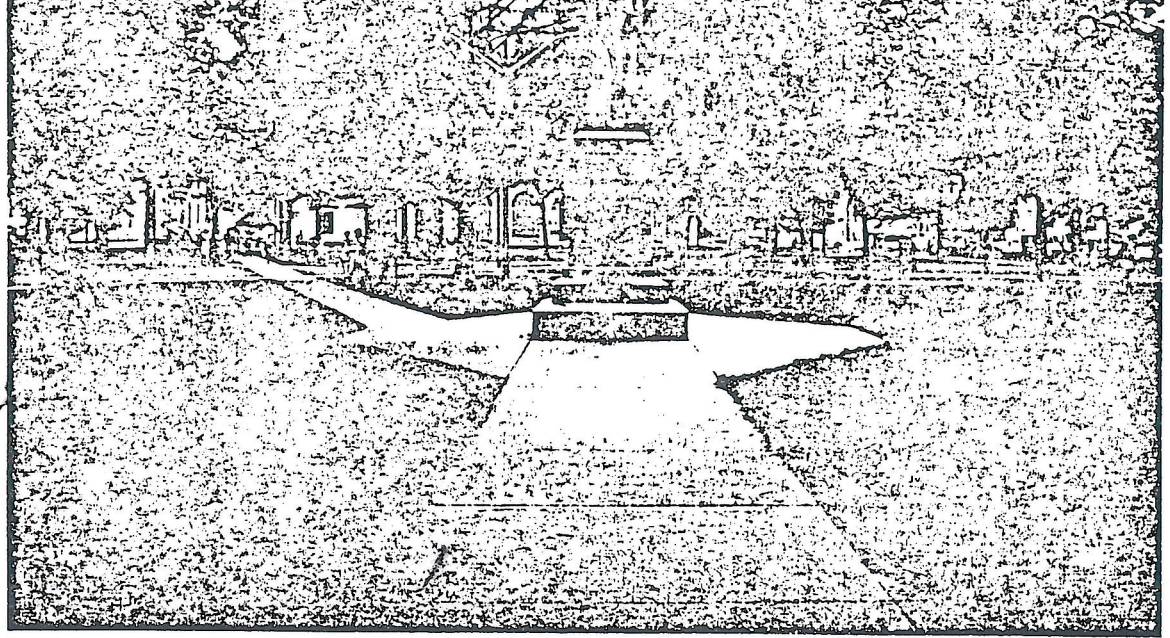
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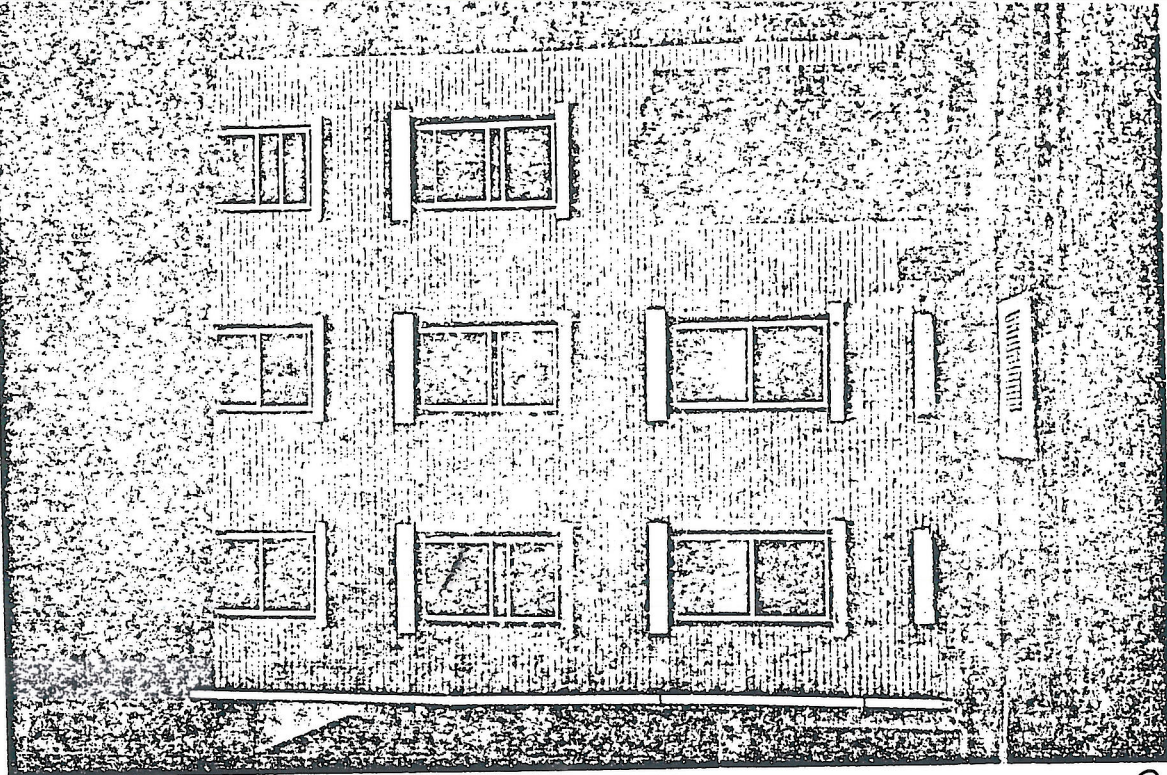
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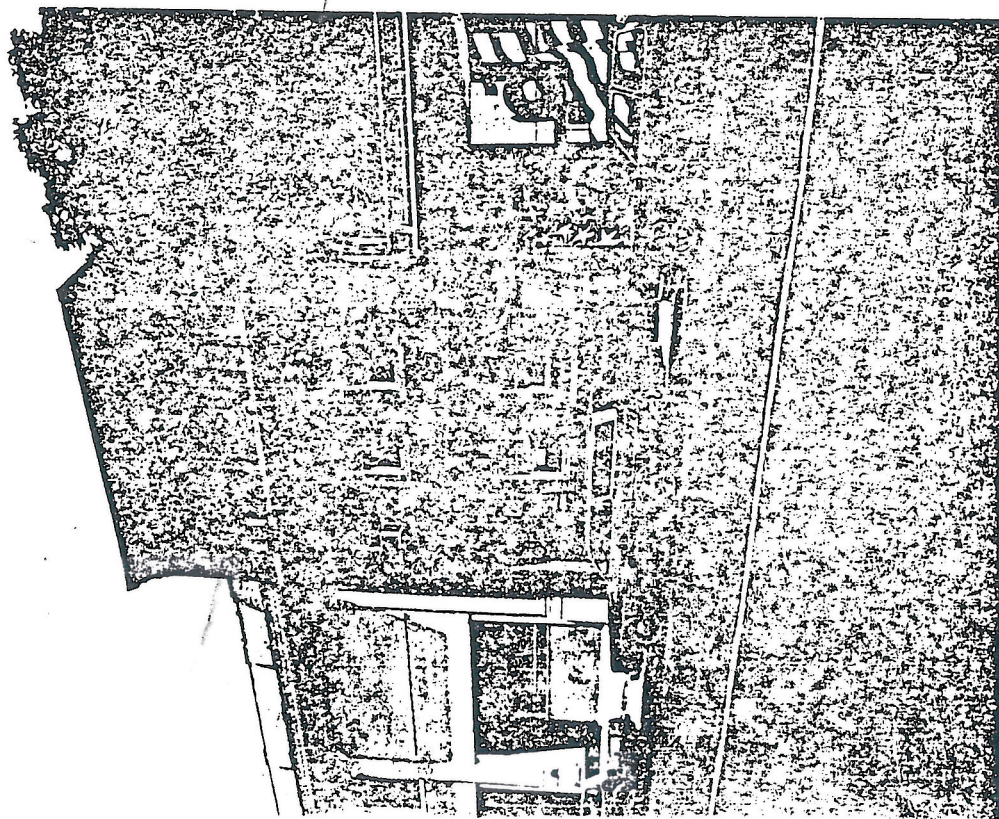
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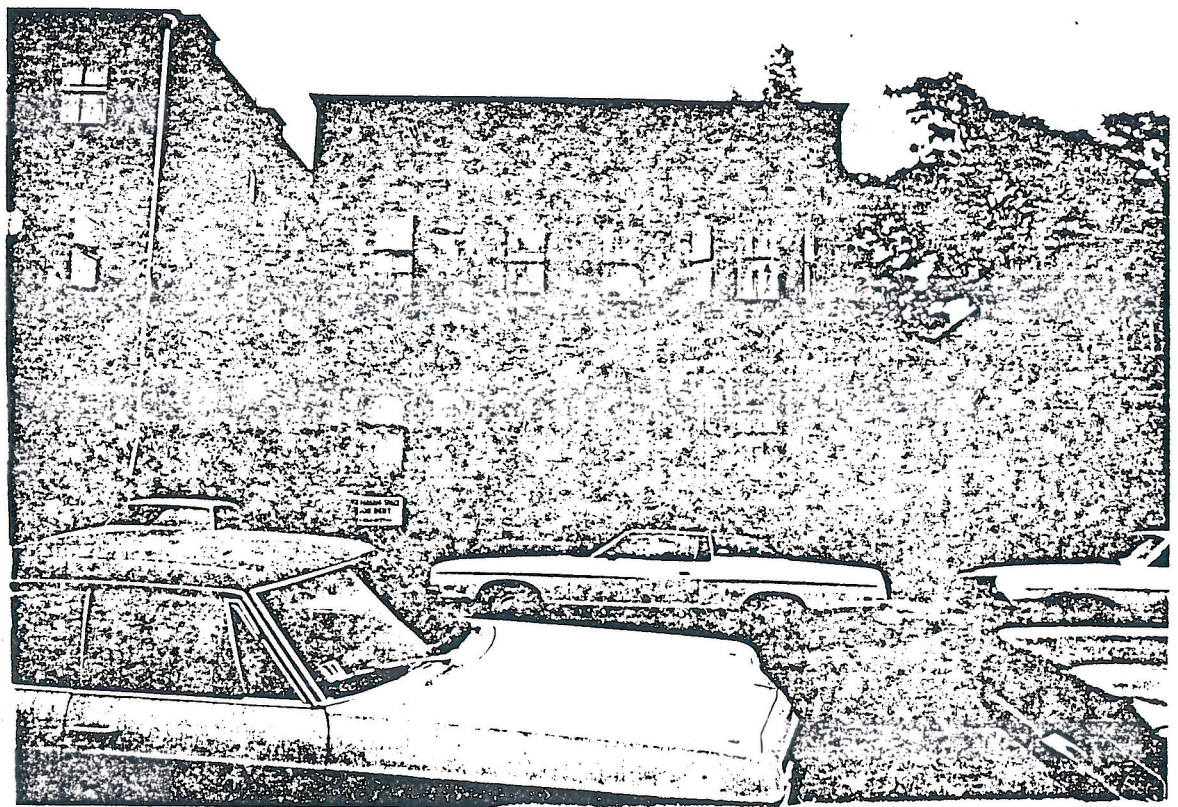
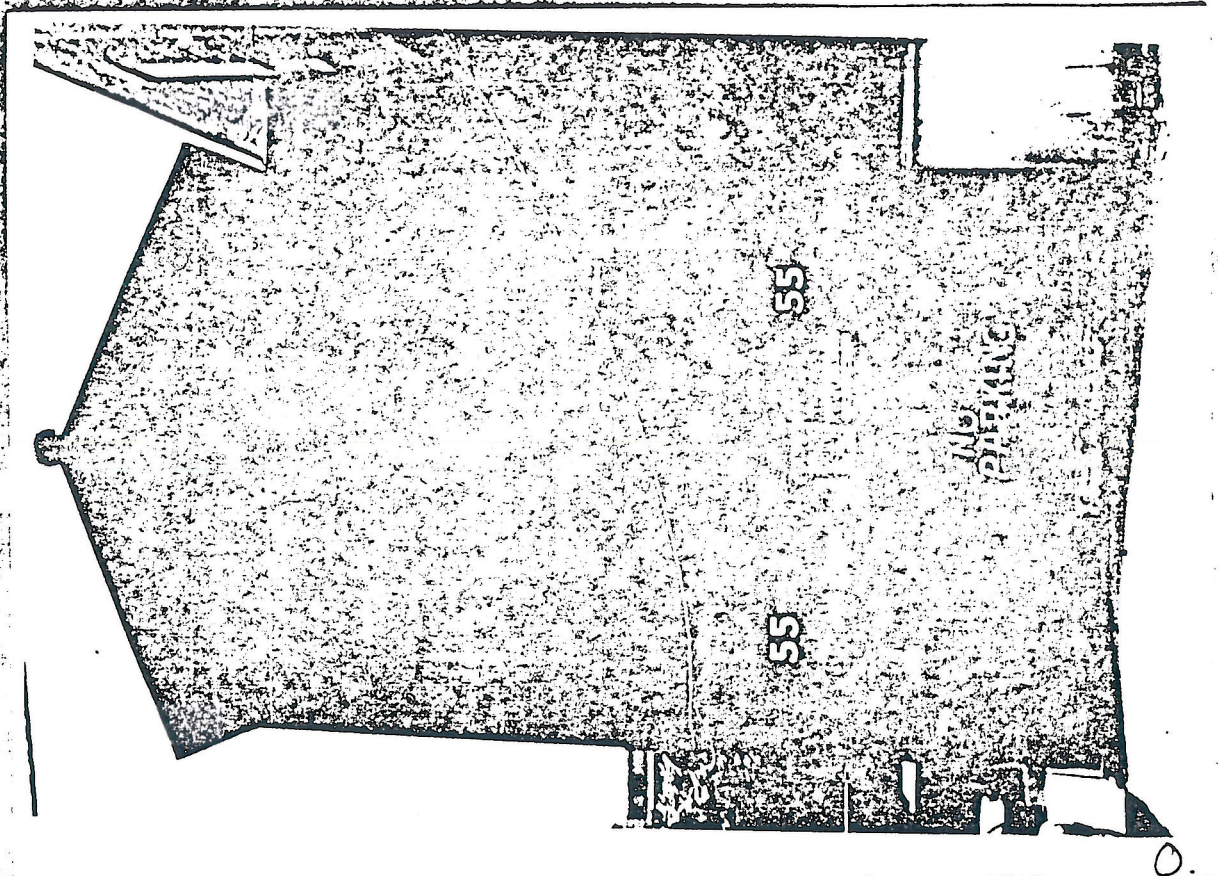
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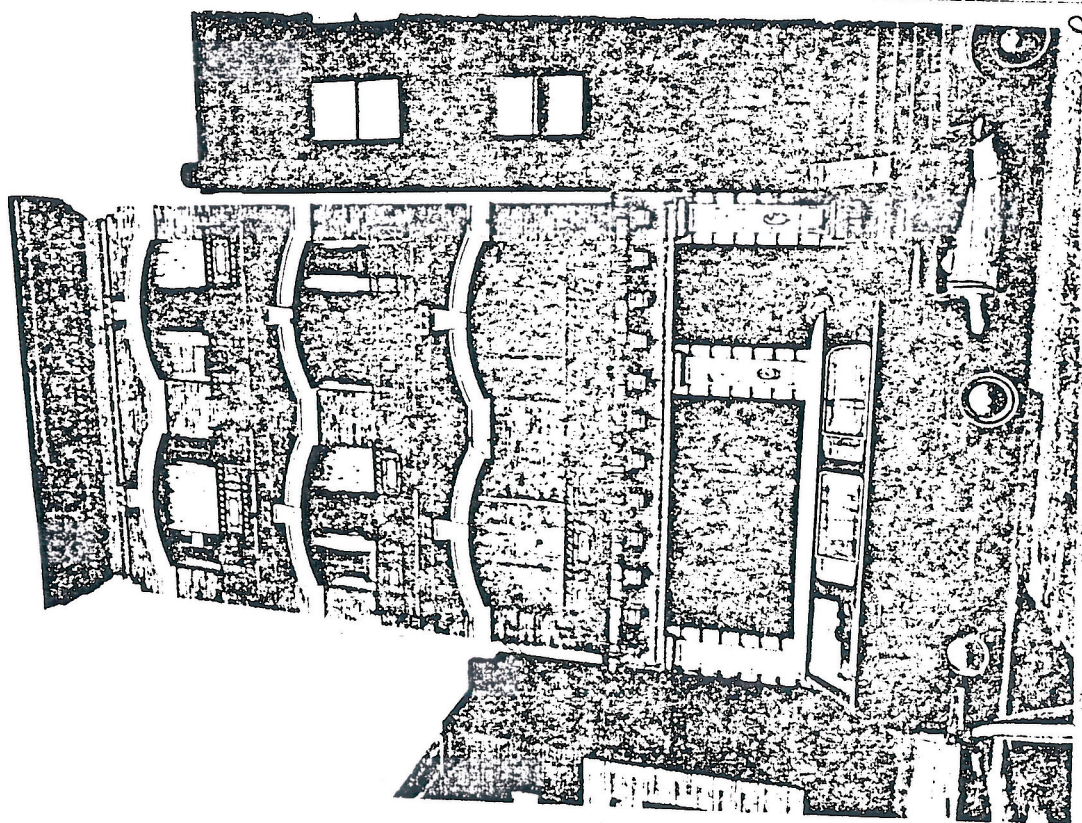


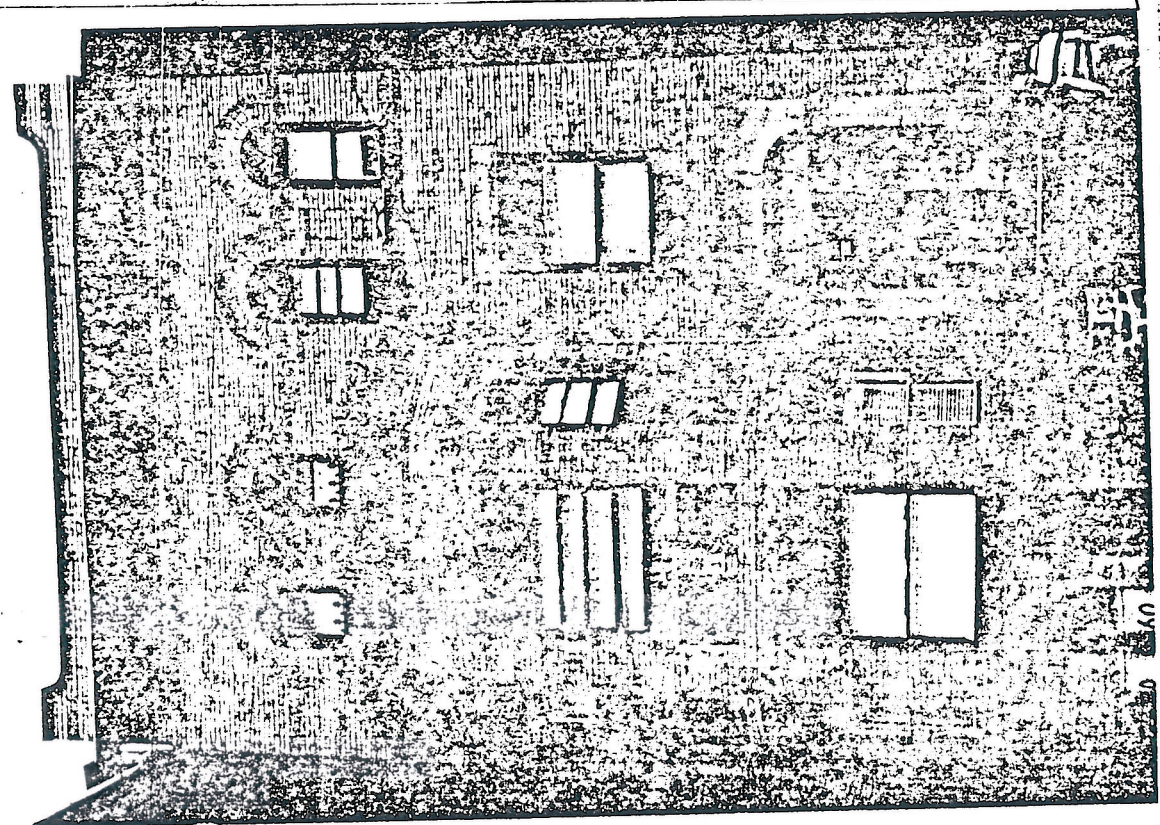
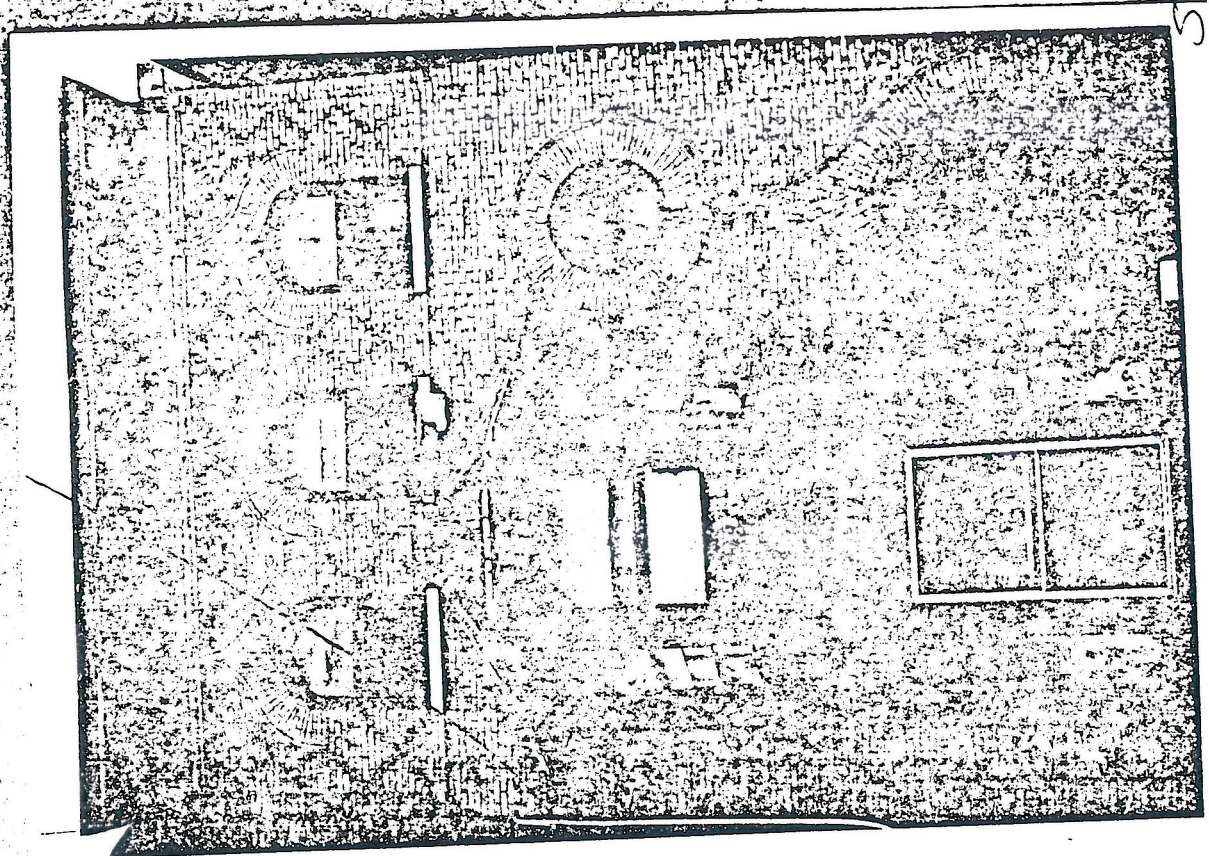
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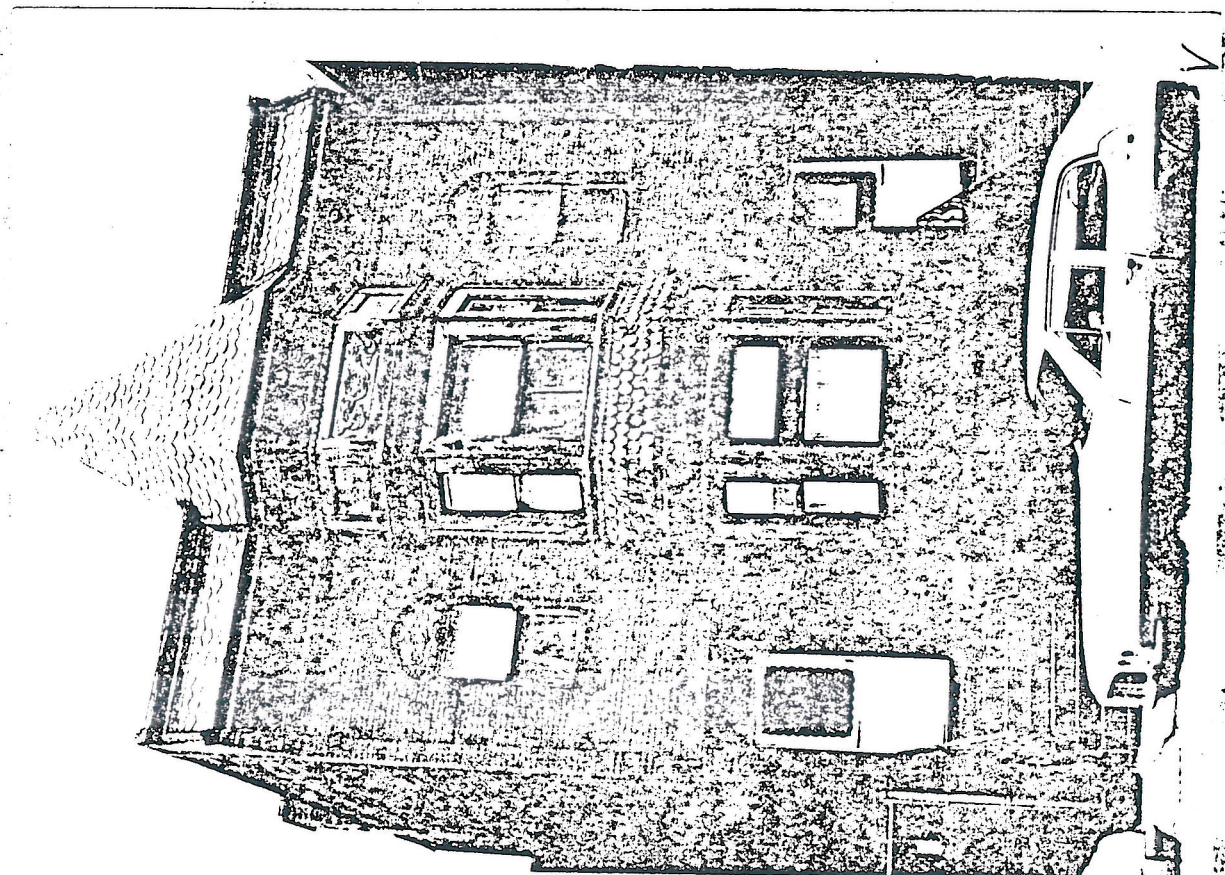
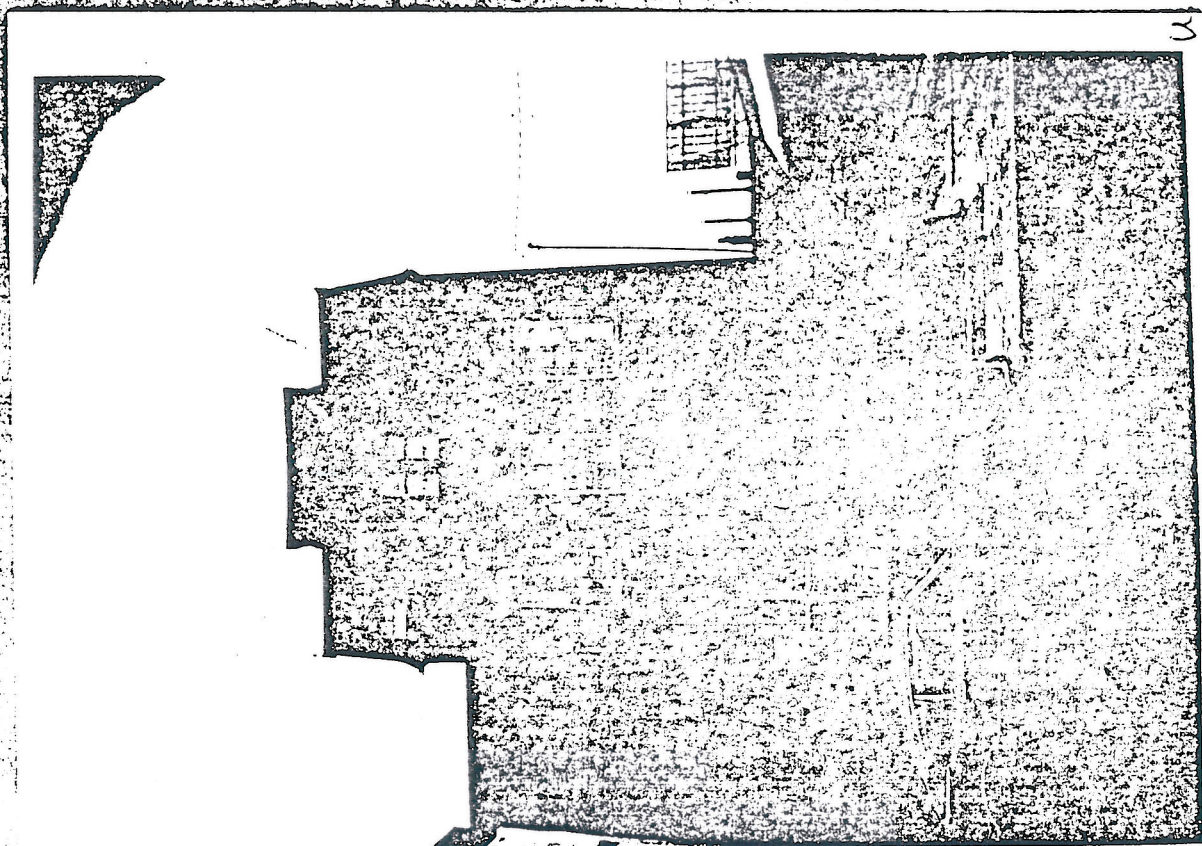


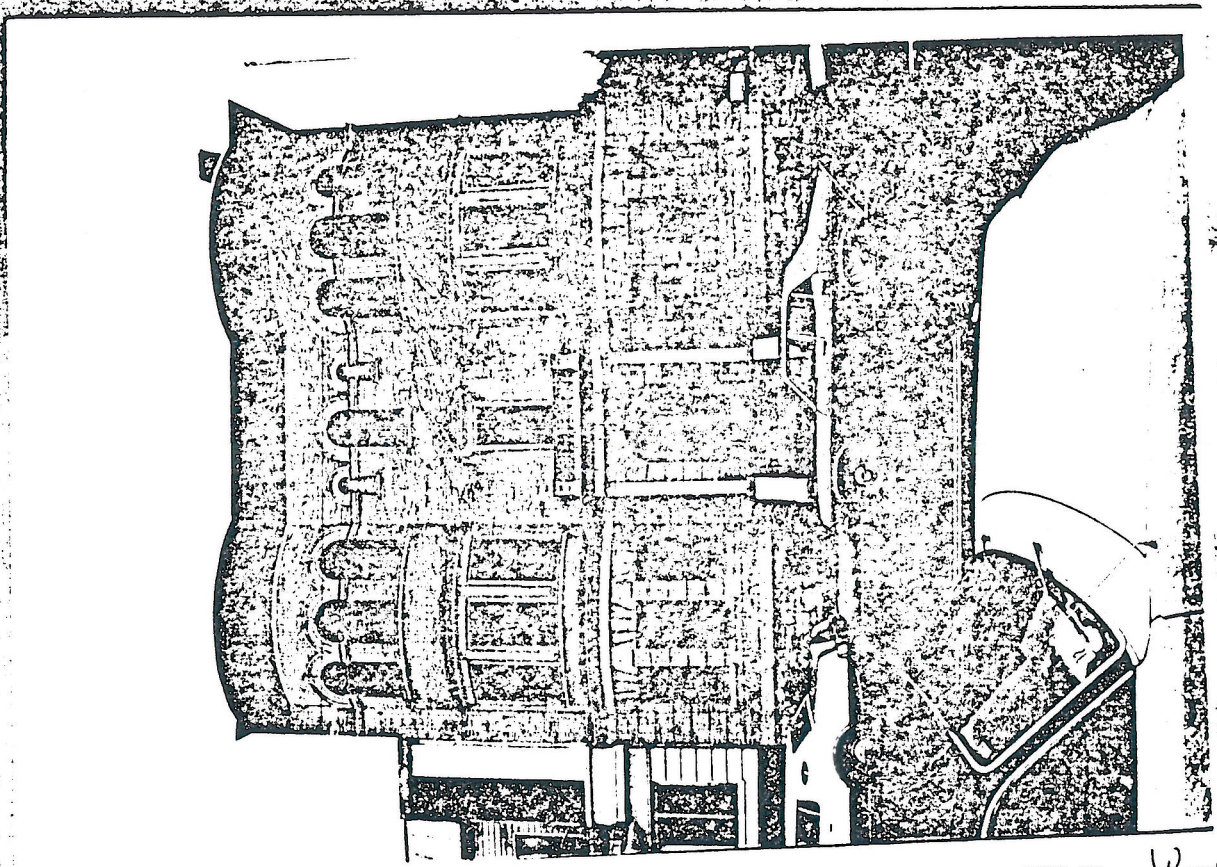
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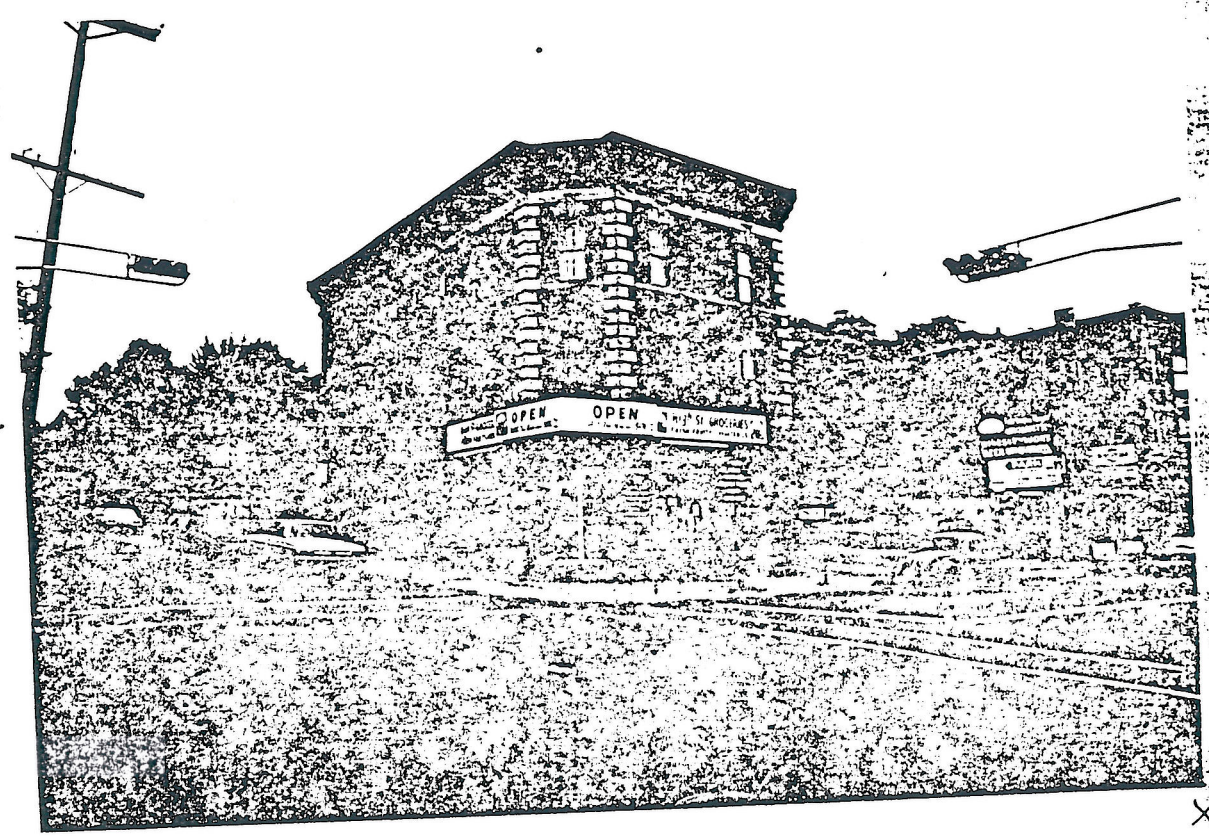




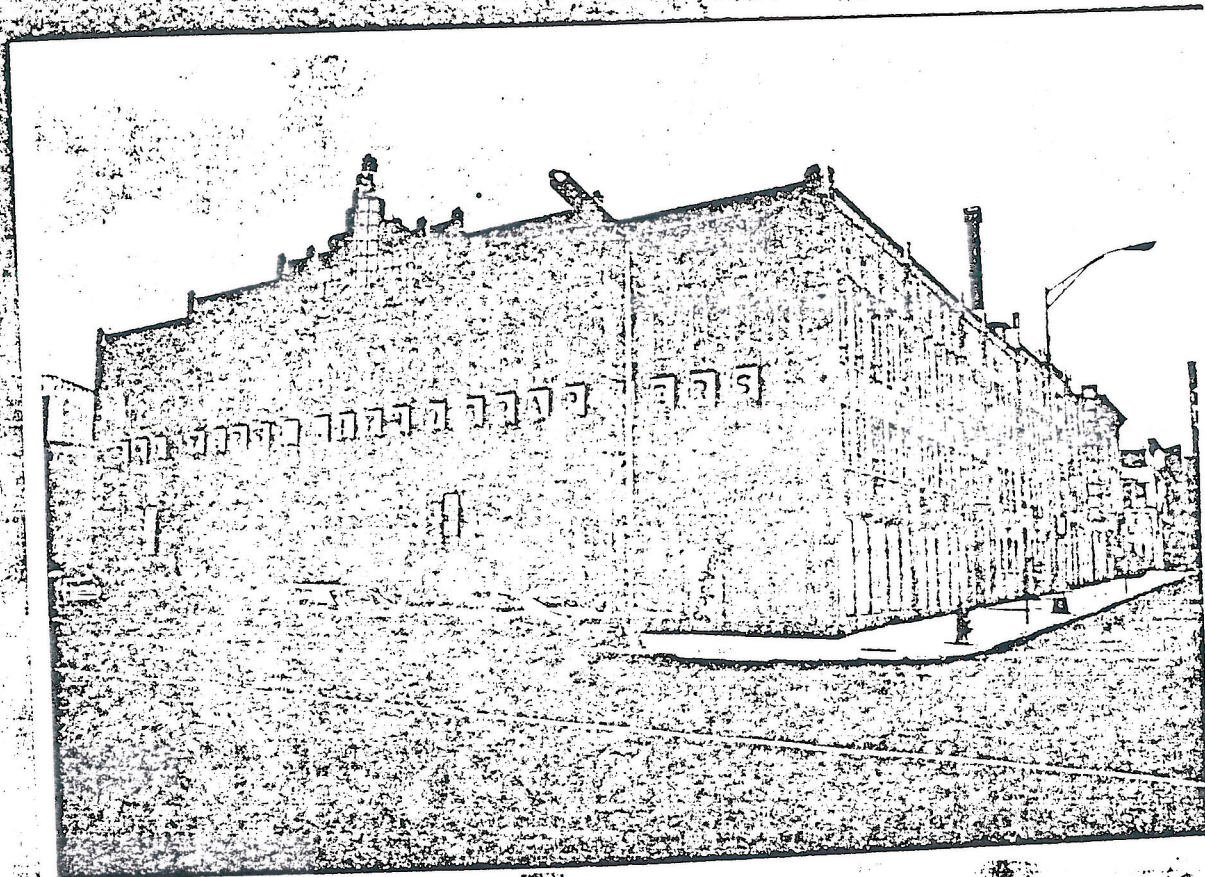




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X



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SUMMARY OF NOMINATION INFORMATION IN ONJH FILES

NAME Addendum to James Street Commons Historic District
COUNTY Essex
MUNICIPALITY Newark City

TYPE:

Individual _____
Historic District X
Multiple Property _____
Documentation Form _____

NOMINATION FORM

ONJH FILES

- Nomination form (If there are continuation sheets, please indicate number)

-- First page (#1-6)

-- Description (#7)

-- Significance (#8)

-- Last page (#9-11)

- SHPO Signatures

- USGS Map

- Site plan

- Tax map

- Floorplan

- Photo index map

- Other maps

- Photographs (Indicate number)

-- Exterior

-- Interior

-- Streetscapes

-- Outbuildings

-- Historical

-- Negatives

-- Contact Sheet

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CS: _____

CS: 1

CS: 1

CS: _____

area map

boundaries map

14

5

2 (photocopies)

DATE OF LISTING

State Register 8/15/83

National Register 7/22/83

SUPPLEMENTAL INFORMATION

N.J.H.S.I. # _____

Newspaper/Magazine Articles _____

HABS _____

Other (Please specify) _____

Draft Nomination _____

Correspondence _____

Contextual Data _____

MEMBER Beth Goldstein

STAFF _____

STAFF _____

DATE 6/28/91

DATE _____

DATE _____

NAME 18 Washington Place (James Street District Extension)MUNICIPALITY NewarkCOUNTY EssexDATE SENT TO WASHINGTON 08/16/83

***photo copy noted as PC

Sent to WashingtonNJ File

NOMINATION FORM:

- Signed nomination form
- U.S.G.S. Map
- Site plan
- Tax map
- Floorplan
- Photo index map
- Other maps (indicate type)

✓

PC

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PUBLIC NOTIFICATION:

- Intent to nominate letters
- General Public Notice
- Owner list
- Certification of owners

4/5/83

PUBLIC COMMENTS:

- Notarized owner objection letters (Indicate #)
- Other comments (Indicate #)

1

PHOTOGRAPHS: (Indicate #. Indicate if OCES photos differ from photos sent to Washington)

- Exterior
- Interior
- Streetscapes
- Outbuildings
- Historical
- Negatives
- Contact Sheet

2

6

5

5

5

5

Staff Member

JP

Date

8/11/83



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS AND FORESTRY
OFFICE OF THE DIRECTOR

PLEASE ADDRESS REPLY TO:
CN 404
TRENTON, N. J. 08625

August 10, 1983

Ms. Carol Shull
Chief of Registration
National Register of Historic
Places
National Park Service
Department of the Interior
Washington, DC 20240

Dear Ms. Shull:

I am pleased to nominate the James Street Historic District Addendum, Newark City, Essex County, New Jersey to the National Register.

This application has received majority approval from the New Jersey Review Board. All procedures were followed in accord with the interim regulations published in the Federal Register on November 16, 1981 and your November 6, 1981 letter. The owner(s) of the above property have waived their right to object to the proposed listing and have requested that their property be considered for placement into the National Register at the earliest possible date.

Should you want any further information concerning this application, please feel free to contact the Office of New Jersey Heritage, CN-402, Trenton, New Jersey 08625, or telephone (609) 292-2028.

Sincerely,

Russell W. Myers
Russell W. Myers, Deputy
State Historic Preservation
Officer

RWM:SP:ijh

United States Department of the Interior
National Park Service

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**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

Historic Addendum to James Street Commons Historic District

and/or common Eagle Fire Insurance Company of Newark

2. Location

Street & number 18 Washington Place _____ not for publication

City, town Newark _____ vicinity of ~~congressional district~~

State New Jersey code 34 county Essex code 013

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

Name 18 Washington Place Associates (Aspen Group)

Street & number 56 Park Place

City, town Newark _____ vicinity of _____ state New Jersey

5. Location of Legal Description

Courthouse, registry of deeds, etc. Essex County Hall of Records

Street & number High Street

City, town Newark _____ state New Jersey

6. Representation in Existing Surveys

Title New Jersey Historic Sites Inventory has this property been determined eligible? _____ yes ☒ no

Date 1983 _____ federal ☒ state _____ county _____ local

Depository for survey records Office of Historic Preservation

City, town Trenton _____ state N.J.

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The James Street Commons Historic District, listed in the National Register of Historic Places on January 9, 1978 has two basic components.

- Urban streetscapes of late 19th century middle class masonry rowhouses representing an era when Newark was a vibrant growing industrial city.
- and, located essentially along Washington Park, a collection of some of the city's most important 20th century institutional and commercial large scale buildings reflecting Newark's statewide prominence as a financial and educational center in the 1910's - 30's.

The Eagle Fire Insurance Company building at 18 Washington Place is opposite Washington Park and the Globe Indemnity Insurance building. Both the park and Globe building are in the original boundaries of the James Street Commons Historic District. This application proposes to append the Eagle Fire Insurance Co. building to that district.

18 Washington Place is a four-story Neoclassical style office building located on the south side of Washington Park, at the southeast corner of Washington Place and Halsey Street in downtown Newark.

The building was constructed in 1931-32, to the designs of Newark architect and mechanical engineer Frederick A. Phelps (1864-1948). It was built as the home office building for the Eagle Fire Insurance Company of Newark, which occupied the building from its completion in 1932 until the company moved due to financial difficulties in the mid-1940's.

Architecturally, 18 Washington Place reflects the restrained, planar approach to Neoclassical design typical of the 1920's and early 1930's. On the north and west facades, the building's brick walls are faced in smooth Indiana limestone above a low, granite-faced base. On the first floor, round-headed door and window openings are framed with simple flat archivolt. The main entrance, on the north facade facing the park, includes Neoclassical/Federal Revival-style ornament of good quality. The doors themselves, the flanking colonettes, and the radiating muntins and Eagle center ornament in the fanlight, are all of bronze.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

James Street Historic District Addendum
Newark, Essex County, N.J.

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Continuation sheet

Item number 7

Page 1

The window openings on the upper three floors are rectangular, and the multi-paned aluminum sash are original on all floors. The first two floors are topped by a simple Doric Entablature, above very severe, flat pilasters placed between the masonry openings. The facade treatments on the third and fourth floors are simple and planar giving an impression of increased height above the somewhat more ornamented lower floors. The wall surfaces on the upper floors are uniformly flat except for very slight recesses around the window openings, and a thin vertical corner recess which accents the intersection of the front and side facades. A simplified entablature marks the division between the fourth floor and the low limestone parapet which tops the facades. The south and east elevations are of brick, strictly functional and devoid of ornament or calculated visual character.

The original interior office spaces were mostly open except for formal, wood-paneled front offices on each floor. The formal offices have remained unchanged, but the open spaces were partitioned into classrooms and smaller office spaces in 1948, when Rutgers University acquired the building as part of its expanded downtown Newark campus. In addition to the office spaces, the interior includes a formal first floor lobby with molded plaster ceiling ornament, terrazzo floors, marble wainscots and door enframements, and an elaborate bronze revolving door enclosure. There are also small elevator lobbies on each of the upper floors with ornamental finishes of marble and molded plaster. The building also contains a high basement space, partly encircled by an open mezzanine. Both of these below grade spaces are treated in a simple, functional fashion, with no significant or ornamental details.

Rutgers University vacated 18 Washington Place in 1981, and has recently entered into a contract to sell the building. Subsequent to sale, the building's 21,000 square feet of floor space will be rehabilitated for modern office use, with appropriate preservation of its historic character and significant architectural features.

Note that the proposed extension includes only 18 Washington Place, and no other additional buildings. The supplemental photos and information indicate that the buildings to the east and south of 18 Washington Place represent a distinct change in character and significance, and therefore do not warrant inclusion in the James Street Commons Historic District.

8. Significance

Period	Areas of Significance—Check and justify below							
prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion				
1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science				
1500-1599	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture				
1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/				
1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian				
1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater				
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation				
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)				

Specific dates 1931-32

Builder/Architect Frederick A. Phelps

Statement of Significance (In one paragraph)

- ARCHITECTURALLY, 18 Washington Place is a very good example of the restrained, thoughtful Neoclassical/Federal Revival idiom of the 1920's and early 1930's. Its exterior details (in limestone and bronze) and interior details (in marble, mahogany, and molded plaster) are both carefully designed and well executed. In plan, the building follows a scheme common to that found in other insurance buildings of the period in Newark. There are large, open office floors with formal office areas at the front of the building, and the first floor is treated similarly to a banking room, with high, molded ceilings and formal public areas near the entrance.
- URBANISTICALLY, 18 Washington Place is an integral, contributing part of its surroundings on a number of levels. Its design (with limestone exterior wall facing, classical ornament, arcuated ground floor treatment, etc.) closely parallels that of the other major buildings which define the character of the west and south sides of Washington Park.

Its location makes it a significant anchor building for the Washington Park portion of the James Street Commons district: With its much larger but architecturally similar neighbor across Halsey Street, 18 Washington Place forms a strong north-south gateway to Washington Park and the James Street Commons district. Viewed from east to west, the building defines a crucial boundary between the historic portion of the Washington Park institutional/office area and the more open, commercial character of the streetscape along Broad Street. The building and its neighbors to the north and west comprise the historic area, while the scale, function and level of architectural quality and integrity make a decisive change immediately east of 18 Washington Place.

- HISTORICALLY AND ECONOMICALLY, 18 Washington Place is significant as one of the numerous downtown office buildings built for insurance industry in Newark, one of the most important determinants of the city's economic and cultural character through the 19th and 20th centuries. Like other significant insurance buildings of the 1920's and 30's (two of which, the Globe Indemnity Building of 1920 and the American Insurance Company Building of 1930, are its neighbors on Washington Park) 18 Washington Place follows the pattern of restrained but substantial Classically-influenced design as an image of financial responsibility and strength.

United States Department of the Interior
Heritage Conservation and Recreation Service

**National Register of Historic Places
Inventory—Nomination Form**

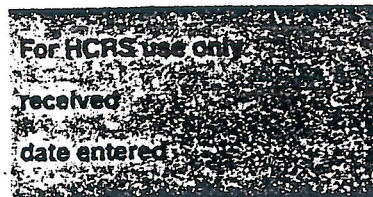
James Street Historic District Addendum

Newark, Essex County, N.J.

Continuation sheet

Item number 8

Page 1



Based on its significance in all of these categories, we believe that 18 Washington Place warrants listing on the National Register. Specifically, we propose that the boundaries of the James Street Commons Historic District be extended to include 18 Washington Place as an additional building.

9. Major Bibliographical References

The historical information used in preparing this proposal was gathered from the Newark Evening News files of the Newark Public Library's New Jersey Reference Room, and from the National Register Nomination Form for the James Street Commons Historic District.

10. Geographical Data

Acres of nominated property 1/10th

Quadrangle name Elizabeth

Quadrangle scale 1: 24000

U.S. G.T. References

1 8 5 6 9 9 8 0 4 5 1 0 2 0 0
Zone Easting Northing

B Zone Easting Northing

D Zone Easting Northing

F Zone Easting Northing

H Zone Easting Northing

Verbal boundary description and justification

Block 22, Lots 10&11

List all states and counties for properties overlapping state or county boundaries

State code county code

State code county code

1. Form Prepared By

Name/Title William J. Higgins, Development Coordinator

Organization The Aspen Group

Date March, 1982

Street & number 56 Park Place

Telephone (201) 623-0300

City or town Newark

State New Jersey

2. State Historic Preservation Officer Certification

Has evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

I, the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-55), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Russell W. Myers

August 15, 1983

Deputy State Historic Preservation Officer

date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

date

Attest: