NAME St. Potrick's Pro Cathedral COUNTY Exex MUNICIPALITY Newark City	TYPE:	
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)ExteriorInteriorStreetscapesOutbuildingsHistoricalNegativesContact Sheet	CS:	
DATE OF LISTING  State Register S/1/72  National Register 11/3/72		
SUPPLEMENTAL INFORMATION  N.J.H.S.I. #  Newspaper/Magazine Articles  HABS  Other (Please specify)	Contextual Data	
STAFF MEMBER But Golden 1		

0-(	Summary Sheet		
	NAME St. Patrick's PRO	o Cathedral.	
	MUNICIPALITY Mewark	COUNTY	sex Co.
	Nomination Form: Final Nomination Form	Signed	Unsigned
	U.S.G.S. Map	Photocopy	
	Other Maps Tax Map		
	Plan(s): Site	Floor	
	Photographs: <u>Identified</u>	Unidentified	Inadequate Covérag
	Exterior Interior Streetscapes Outbuildings Historical		
	Negatives: Same as prints  Slides: Prono Shots-adequates:  No precise boundaries Defined by map U.T.M.'s	s than prints Additional	nadequate.
	National Register notification	of listing to SHPO:	
	Copies of final approved nominar	tion:	
	Other:  SHPO Notification Letters:  Intent to nominate  Owner list	National RegisterState	e Register
1850 <sup>'S</sup> Cq	Supplemental Information:  N,J.H.S.I	Draft nomination Recent correspondence Maps HABS	
	Materials in Storage: Public Meeting notification Newspaper articles Historical information	Draft nomination Correspondence Other	•

NEW JERSEY AND NATIONAL REGISTER FILE REORGANIZATION - 1980-1981

# HISTORIC SITES

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UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

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Congressional Pepresculution Honorable Chifford P. Case, W. S. Cambier Honorable Harrison A. Williams, U.S. Senator Honorable Peter W. Rodino, Congressmen, 16th Congressional District

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# United States Department of the Interior

NATIONAL PARK SERVICE WASHINGTON, D.C. 20240

The Director of the National Park Service

George B. Hartzog, Jr.

is pleased to inform you that the historic property listed on the enclosed sheet has been nominated by the State Liaison 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 PEGISTER

### STATE NEW JERSEY

### Date Entered Will S Fiz

Name	Location
St. Patrick's Pro Cathedral (R.C.)	Newark Essex County
St. Mary's Abbey Church	Newark Essex County
Trinity Cathedral (Episcopal)	Newark Essex County
Miller-Cory House	Westfield Union County
Old Eagle Tavern	Trenton Mercer County

# CON STEEL CONTRACTOR

### Also Kotified

Hon. Clifford P. Case

Hon. Harrison A. Williams, Jr.

Hon. Peter W. Rodino, Jr.

Non. Florence P. Dwyer



# State of New Jersey

# DEPARTMENT OF ENVIRONMENTAL PROTECTION TRENTON 08625

OFFICE OF THE COMMISSIONER

August 7, 1972

Dr. William J. Murtagh Keeper of the National Register National Park Service 1100 L Street, N.W. - Room 3209 Washington, D.C. 20005

Dear Dr. Murtagh:

I am pleased to nominate the following places to the National Register of Historic Places:

The Hart-Hoch House	•		Pennington
Montclair Railroad Station			Montclair
Joseph Cooper House		*	Camden
Trinity Catheural (Episcopal)	Ž		Newark
St. Patrick's Pro Cathedral (RC)			Newark
St. John's Church (RC)			Newark

These nominations have received majority approval of the State Review Committee for Historic Sites.

Should you want any further information concerning these applications, please feel free to contact the staff of the Historic Sites Section, Box 1420, Department of Environmental Protection, Trenton, New Jersey 08625, telephone (609) 292-2023.

Sincerely yours,

Richard J. Sullivan Commissioner

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Project #: 92.070

Organization: St. Patrick's Pro-Cathedral Project Name: St. Patrick's Pro-Cathedral

Project Location: 91 Washington Street

City: Newark
County: Essex

Site Contact (phone #): Maria Pereira (201) 596-4000

### USES & INTERPRETATION

Historic Use: Cathedral of the Newark Archdiocese until 1954.

Present Use: Church Proposed Use: Church

Proposed Interpretation: N/A

#### DATES

Completion of Earliest Extant Construction: 1850 (Sanctuary)

Commencement of Design (or Construction): 1846

Completion of all Significant Construction: Chapel 1859, NW Tower 1868

Source - Register Form; HSR; Other(specify): Application

### REGISTER STATUS:

Contributing or Individual: Individual (SR 8/1/72, NR 11/3/72)
Historic Site/District/Thematic Name: St. Patrick's Pro Cathedral
Common or Other Names:

significance: (some of the following information is taken from "Conditions Assessment Report for St. Patrick's Pro-Cathedral" (May 1992) Herbert J. Githens)

St. Patrick's Pro-Cathedral has remained a vital part of the Newark central business district despite its changes from a wealthy residential neighborhood to a commercial and office district. St. Patrick's is located in the James Street Commons Historic District. The architect was Patrick C. Keeley from Brooklyn who designed thirty churches in and around Boston and set the groundwork for Renwick's St. Patrick's in New York. The church is a good example of Gothic Revival style architecture exemplified through the use of the basilica plan, lancet tracery windows, rib vaulted interior spaces, buttressing, and a belfry tower with spires and pinnacles.

Although Newark's built fabric and social makeup has changed drastically, St. Patrick's remains relatively intact. Although the register nomination indicates that this building is of local significance, the staff opinion is that should be of State significance.

ARCHITECTURAL DESCRIPTION: (some of the following information is taken from the Conditions Assessment Report by Herbert J. Githens) St. Patrick's Pro-Cathedral sits on the corner of Washington Street and Central Avenue, two highly trafficked streets in Newark's downtown business district. The Gothic Revival church is arranged in a basilica plan with the nave and side aisles oriented east to west, a bell tower centered over the narthex, and an apse with a one story sacristy attached at the rear. A one-story chapel addition is located on the south side, and at the northwest corner,

there is a square tower. The foundation is of brown sandstone, the walls, pier buttresses and arches are of red brick, and the window tracery, sills and doors are made of wood. The roof materials include gray slate shingles at the nave's gable roof, flat seam terne metal at the side aisles and standing seam copper at the crocketed spires and pinnacles. The front elevation is one of the most dominant architectural features with three towers locating the narthex and main entrance to the church. The center tower with belfry and tall copper spire rises 200 feet and is flanked by two shorter towers with copper pinnacles at each corner. The interior has a rib vaulted nave and side aisles, a choir loft, and a vaulted apse with clerestory windows. The ceiling and walls are plaster with various painted scenes. Other finish materials are wood wainscot, pews and choir loft railing, and wood plank floors.

### PHYSICAL CONDITION

Structural: No defects observed.

Exterior Envelope: The exterior brick and brown sandstone walls, which were at one time painted red, were stripped to reveal the natural materials in 1950. There is no clear evidence whether intended treatment -- the Register the original painting was Nomination suggests that the church was first painted in the late nineteenth century. The brick work is somewhat pitted and abraded at present, and was possibly sand blasted in 1950. The brick mortar joints exhibit minor pointing failure. The brown sandstone elements are extremely friable and delaminated. A few patches in an inappropriate white patching material have been applied. Rising damp is occurring in sandstone. The wooden window elements are also extremely deteriorated, and metal pans cover many of the There is severe pigeon infestation in the central spire. Underground lateral storm drains are not functioning effectively. Slate roofing over the sanctuary and chapel is in good condition. The terne coated steel roofing over the side aisles was installed in a shoddy fashion, probably in 1950, and is now allowing water to penetrate the interior and the underlying roofing and sheathing. It was applied directly over the previous roofing material, and was improperly flashed at the window sills: the sheet metal roofing simply laps the sills, and has been repaired in the past with bituminous patching material. The standing seam copper roofing of the spires is exhibits corrosion. Roof drainage system is not functioning. Repeated relining of built-in gutters in wood cornices has create poor drainage, leading to water damage of wood cornices. The entire roof drainage system originally consisted of copper. Now, the copper leaders have been replaced with aluminum leaders, which, in addition to creating an undesirable combination of metals, are in various stages of deterioration and disrepair. Interiors: Some minor water damage to plaster around clerestory windows has occurred.

Mechanical Systems: No observable problems. The small chapel has been partitioned off from the main sanctuary, and is now air-

conditioned.

Threats:

Collapse: Demolition: Deterioration:

Other:

Specific Comments:

PROJECT PLANS (specify past or proposed) The project objective is to eliminate water penetration and restore deteriorated exterior All work, except the conditions Assessment building materials. report, is proposed.

Stabilization (to be funded): Regrading of site in areas to provide positive drainage from masonry foundations. Excavation and replacement of seven damaged lateral storm drains. Replacement inkind of deteriorated painted, flat seamed tern coated metal roof and wood substrate of side aisle and replacement with EPDM roofing Repair/replacement of copper roofing of sacristy flat roofs. (after erection of scaffolding and pigeon removal). Relining of wood gutters at both aisle and clerestory levels. Replacement of outlet piping and leaders/leader heads. Repair/replacement of wood fascias and cornices. EXTERIOR WALLS: Repointing and repair of sandstone. Patching of brownstone with composite patch. Removal of old inappropriate patching (c. 1950?) Minor repointing of brickwork. Rebuilding damaged portions of brick corbeled cornice. WINDOWS: Repair of all wood windows -- wood tracery, sills, and Removal of paint and repainting. Epoxy consolidation frames. and/or patching with dutchmen.

Rehabilitation (to be funded): Restoration (to be funded):

Improvements (to be funded):

Other Immediate Plans (not in scope to be funded):

Maintenance Plans (not in scope to be funded): More frequent cyclical repainting of terne metal roofs--every 5 to 8 years. Continued fund-raising efforts to support future restoration projects. Other Long Range Plans (not in scope to be funded): None specified.

Current Stage of Work to be	Funded (check):	
research/planning	contract documents	 construction
XX schematic design	code review	 completion
design development	bidding/negotiation	

Historic Structure Report (cite):

Preservation Plan, active (cite): Conditions Assessment Report, Herbert Githens, May 1992.

Archaeological Report (cite):

Public Access (interior) exc gd fr pr: Good. The church is open seven days a week. A weekday service is held at noon for neighborhood office workers. This service appears to be well attended.

kitchen, day care, pre-school, Al Anon, and a food pantry are among the social services provided.

Public Access (exterior) exc gd fr pr: Excellent. The church's central location in Newark make it a prominent and accessible landmark.

Number of Visitors (annual): No estimate provided. The active congregation consists of approximately 300 families, or 900 individuals.

COMMENT on Quality & Appropriateness of Past & Proposed Project Planning:

Proposed Work: The scope of work is thorough and appropriate. Composite patching of brownstone will require careful testing and technical ability; however, consulting architect appears to have this experience.

Past Work (match spent & other work since '85): See "Reports" below. Use: Use as a church is highly appropriate. The church serves the religious and social needs of a disparate community: students and faculty of the adjacent Rutgers and New Jersey Institute of Technology, mostly Hispanic Catholic residents of Newark's impoverished Central Ward, as well as numerous office

workers in the vicinity. Interpretation: N/A

Research/Planning/Archaeological Reports: A Conditions Assessment Report was prepared by Herbert Githens, Architect, and James Huffman, P.E. It provides a detailed, yet concise, documentation of the building's conditions, and a well-reasoned discussion of proposed treatments.

A/E Contract Documents: None prepared yet.

### CONSTRUCTION BUDGET & SCHEDULE:

Project Budget: \$326,995 Grant Request: \$163,497 Match Spent: \$1,950 Committed Match: \$23,000

Comment on Adequacy of Matching Funds: Because the financial resources of the parish members are weak, the church is targeting outside populations for a \$150,000 capital fund drive using the church's former role as Cathedral of the Diocese to form the appeal. The James Street Commons Association may provide some assistance. As a last resort, the Archdiocese will provide through grant or loans whatever match is needed to complete the project.

Request as % of Project Budget: 50%

Request as % of Annual Operating Budget: 37% Non-construction as % of Project Budget: 7%

Percent of Work Completed (spent/proposed): .6%

Project Schedule (Realistic?): To start in Spring of 1993 following preparation of bid documents, and estimated to take 16 weeks to complete. Project seems realistic.

Comment on Relationship of Cost to Work (both past & proposed):

### ABILITY OF APPLICANT

Organizational Ability of Applicant & Consultants (comment): The Pro

Cathedral employs four full-time clergy and five full-time support staffers. In addition, it has recruited roughly 75 volunteers to operate its food programs. All indications point to an active, vibrant organization. Certainly the parish would receive from the Archdiocese a great deal of assistance in administering a matching grant.

Project Mngmnt Ability of Applicant & Consultants (comment): The church will be relying on the project management ability of the Office of Plant Services of the Archdiocese of Newark, of which it is part. This office has a good track record in the successful completion of historic preservation projects.

Contracted Professionals & Consultants: Herbert J. Githens will serve as architect. He has appropriate training and experience to carry out work successfully.

Herbert J. Githens, Historic Architect

36 Park Street

Montclair NJ

### PREVIOUS FINANCIAL ASSISTANCE

Did Applicant Apply Last Year?: No, but another church in the Archdiocese of Newark--St.Columba's--did receive a matching grant. This project was successfully administered by the Office of Plant Services with Herb Githens as architect.

Highlight Improvements/Differences: N/A

Is Applicant a 1991 Grantee?: No

Does '92 Request Differ From '91 Grant? (explain): N/A

Is Applicant a 1990 Grantee?: No

Does '91 Request Differ From '90 Grant? (explain): N/A

### SPECIFIC RECOMMENDATIONS ON ANY ASPECT OF THE PROJECT:

Testing of patching materials could be done under a separate contract prior to start of work. Acceptable solution based on findings could then be incorporated into final bid documents.

### COMMENTS NOT ADDRESSED IN OTHER SECTIONS:

Survey Completed By: Cecelia M. Tazelaar

Date of Visit: August 6, 1992

contact(s) at Site: Herbert Githens, Maria Pereira (the Rector was on vacation)