

SUMMARY OF NOMINATION INFORMATION IN ONJH FILES

NAME Krueger Mansion (Scott Civic Center)
 COUNTY Essex
 MUNICIPALITY Newark City

TYPE:

Individual X
 Historic District
 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: 1

CS:

CS: 2

CS:

DATE OF LISTING

State Register 1/17/72

National Register 11/9/72

SUPPLEMENTAL INFORMATION

N.J.H.S.I. #

Newspaper/Magazine Articles ✓

HABS

Other (Please specify)

Draft Nomination ✓

Correspondence

Contextual Data

STAFF MEMBER Bernardine

UPDATES: STAFF

STAFF

DATE 1/12/91

DATE

DATE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: New Jersey	
COUNTY: Essex	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
34	013

1. NAME	
COMMON: Scott Civic Center (Kruezer Mansion)	
AND/OR HISTORIC: Kruezer Mansion	

2. LOCATION			
STREET AND NUMBER: 601 High Street, (s.w. corner of Court Street)			
CITY OR TOWN: Newark			
STATE New Jersey	CODE 34	COUNTY: Essex	CODE 013

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP		STATUS
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Both	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered
		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input checked="" type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) multi-purpose

4. OWNER OF PROPERTY	
OWNER'S NAME: Louise Scott (Louise Scott Roundtree-Mrs. M.D.)	
STREET AND NUMBER: 601 High Street or (565 High Street-Scott Hotel)	
CITY OR TOWN: Newark	STATE: New Jersey

5. LOCATION OF LEGAL DESCRIPTION	
COURTHOUSE, REGISTRY OF DEEDS, ETC: Essex County Hall of Records	
STREET AND NUMBER: High Street	
CITY OR TOWN: Newark	STATE: New Jersey

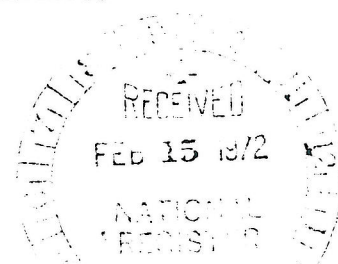
6. REPRESENTATION IN EXISTING SURVEYS	
TITLE OF SURVEY: New Jersey Historic Sites Inventory #2186.23	
DATE OF SURVEY: Circ. 1964 <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local	
DEPOSITORY FOR SURVEY RECORDS: Historic Sites Section, Department of Environmental Protection	
STREET AND NUMBER: P.O. Box 1420, John Fitch Plaza	
CITY OR TOWN: Trenton	STATE: New Jersey

SEE INSTRUCTIONS

STATE: New Jersey	COUNTY: Essex	ENTRY NUMBER 34	DATE 10/7
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FOR NPS USE ONLY

PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) 1888-89			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	<u>Multi-purpose:</u>
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	<u>mansion and/or</u>
<input type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Social/Humanitarian	<u>attached audit,</u>
<input type="checkbox"/> Art	<input type="checkbox"/> Architecture	<input type="checkbox"/> Theater	<u>currently and previously used as</u>
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation	<u>residence, lodge,</u>
<input type="checkbox"/> Communications	<input type="checkbox"/> Military		<u>churches & theater.</u>
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music		
STATEMENT OF SIGNIFICANCE			
<p>The most elaborate home ever built in Newark, the 26 room Krueger Mansion at 601 High Street is threatened with demolition; p. 21, Newark News, 1/13/1966.</p> <p>This is Newark's most identifiable and most symbolic Victorian Mansion. Built in 1888-89 for \$250,000 by Gottfried Krueger, founder of the once famous G. Krueger Brewing Co. of Newark, also judge and elected public official.</p> <p>It is representative of the great mansions of Newark's famed German "Beer Barons" of the late 1800's and reminiscent of German castles. Subsequently occupied by a lodge which built an auditorium to the rear. Now Scott's Civic and Cultural Center, (Louise Scott Roundtree), owner and proprietor of Scott's School of Beauty Culture and the Scott Hotel nearby.</p> <p>A veritable palace on high ground, overlooking downtown Newark with a commanding vista toward it up a grass-boulevarded Court Street hill to mansion on crest.</p> <p>Henry Schultz designed interiors in Louis XVI and Louis XIV styles. "High Victorian" eclectic style, especially Baroque.</p> <p>See J. Stewart Johnson letter on continuation sheet.</p> <p><u>The Newark Sunday Call, September, 1888:</u></p> <p>"probably far eclipses every other building of any kind in New Jersey", and a veritable palace, such as a brewer king, born in a land of monarchs and castles might be expected to rear with his increasing wealth."</p> <p>Last occupied by Krueger shortly after World War I. Sold in 1925 to a construction company. Used by Valley of Newark, Scottish Rite, and other organizations as a lodge hall until 1958. Purchased in 1958 by Louise Scott (Roundtree), the present owner.</p> <p>Exterior entirely renovated in the 1960's replacing brickwork with new brick without any substantial alteration, stylewise, i.e., good restoration.</p> <p>Interior needs skillful restoration, though mostly intact.</p>			



CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Dark red brick (redone same, 1960's), with much brownstone trim and decor.

Baroque "High Victorian".

Interior decorated by a corps of artists and craftsman under the direction of Herman (or Henry) Schultz-in the Empire, Louis XVI and Louis XIV styles. A bronze and glass dome covers the interesection of the two main corridors. The dining room was finished in oak and embossed leather, the library in cherry and morocco and the upstairs sitting rooms in rosewood and inlaid pearl. Appointments elsewhere include handcarved wains coating, oak parquet floors, and frescoed ceilings. An elevator and pipe organ were also installed in the mansion.

Gottfried Krueger's initials still dominate the great baroque entrance with "GK" entwined over the richly carved door and put in permanent tile before the golden oak door. Throughout the house are elaborate Victorian chandeliers, complete with original gas fittings. Some are heavy rococo brass pieces. Others are delicate curves of metal holding delicate tinted Tiffany and milk glass.

Stained glass panels top most windows and a huge, stained glass dome covers the intersection of the main and stairway halls. On the second floor a heavy, carved brass canopy gives protection in high style.

J. Stewart Johnson laoeled the carving of the oak stair balustrade "virile and original". Tradition has it that it was the work of Italian craftsmen. Their talents are displayed principally on the stairs and on many and varied fireplaces. On the exterior, the mansion rises 4 to 5 stories to a circular turret top, with a surrounding circular open balcony 1 level below the cone-shaped turret roof. Large porches extend around the house to a coachman's canopy at the side. The turret balcony and porch railings are of lacy metal grillwork. The main entrance portico is Brownstone Baroque and the large 2nd floor window pediments are relatively flat-curved Baroque in Brownstone also.

A grant exterior staircase extends down from the porch and splits in two near the High Street sidewalk, utilizing additional metal grillwork, and varied stonework.

SEE INSTRUCTIONS



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

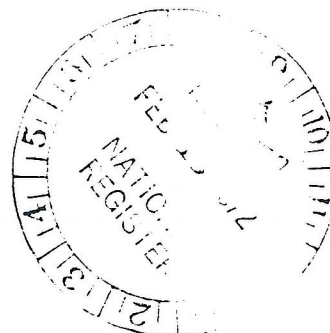
(Continuation Sheet) (1)

STATE New Jersey	
COUNTY Essex	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
NOV 9	1972

(Number all entries)

Scott Civic Center (Krueger Mansion)
New Jersey Code: 34
Essex Co. Code: 013

Section 6. Representation in existing surveys:
New Jersey Historic Sites Inventory #2186.23
Circ. 1964 State
Department of Environmental Protection
Division of Parks & Forestry
Bureau of Parks, P.O. Box 1420
Historic Sites Section
Trenton, New Jersey Code: 34
08625



Section 8. Statement of significance:

Entire letter of Stewart Johnson, then Curator of Decorative Arts, Newark Museum, - quoted:

"November 2, 1966"

The Krueger Mansion at 601 High Street, Newark, New Jersey, which was built in 1888-89 for \$250,000 by Gottfried Krueger, founder of the G. Krueger Brewing Company of Newark and later a judge of the New Jersey Court of Errors and Appeals, is one of the few Victorian residential structures of major importance remaining in the city of Newark. Both its exterior, with its extraordinary Baroque porch and Commanding observation turret, and its extremely original interior are unlike anything else in the city. The house is irreplaceable, as an historical reminder and as an architectural example, it is well worth saving.

Luckily, although relatively minor alterations have been made to the Krueger Mansion, it is still substantially intact. Its very elaborate woodwork, its parquet floors, its stained glass, and even many of its original lighting fixtures, which were designed to accommodate both gas and electricity, remain as they were when the house was built.

Although it would not be remotely feasible to use the Krueger Mansion as a single-family residence under the present circumstances, it is potentially useable today in a number of ways because of the fact that it was enlarged and adapted to use by the Valley of Newark, Scottish Rite. The addition behind it contains a large raked auditorium with a fully-equipped stage area, extensive men's and ladies' rooms, a large lunch room, etc. These facilities, taken in conjunction with the many meeting rooms in the original part of the house suggest, for instance, that it might well be successfully adapted as a community center for and administrative offices of the housing development behind it.

The Krueger Mansion is, in fact, particularly important as a foil for that housing project, for it has all the strong individuality which the already executed buildings of the project lack.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet) (2)

STATE New Jersey	
COUNTY Essex	
FOR NPS USE ONLY	
ENTRY NUMBER 1014	DATE 9/72

(Number all entries)

Scott Civic Center (Krueger Mansion)

New Jersey

Code: 34

Essex Co.

Code: 013

Cont. Section 8.

In view of the above, the Victorian Society in America urges that time be granted for a search to be made to find an appropriate use for the building. Newark has sacrificed far too much of its past to the bulldozer already, this house should not be allowed simply to disappear.

To whom it may concern:

J. Stewart Johnson, President
Victorian Society of America

Congressional Representation

Joseph G. Minish, Congressman (11th District)

Clifford P. Case, U. S. Senator

Harrison A. Williams, U. S. Senator



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Cunningham, John T., Newark. The New Jersey Historical Society, Newark, New Jersey, c. 1966. p. 283.
 Hill, Frank Pierce, & Varnum Collins - various books, pamphlets and newspapers printed at Newark, New Jersey, 1776 to 1900.
 Lewis Historical Publishing Company, A History of the City of Newark, New Jersey.
 Newark News. Editorial, "The Vanishing Past", printed 11/4/1966. p. 26.
 Urquhart, Frank J., A Short History of Newark. Newark, New Jersey: 1953.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		40° 43' 57"	74° 10' 33"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

1 acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:

Donald W. Geyer, Lic. "professional planner" & architect historian

ORGANIZATION

DATE

6/9/71

STREET AND NUMBER:

351 Broad Street

CITY OR TOWN:

Newark

STATE

New Jersey

CODE

34

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☒

Name

Richard J. Sullivan

Title Dept. of Environmental Protection
Commissioner

Date January 14, 1972

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

Robert K. Zuck
Chief, Office of Archeology and Historic Preservation

Date

11/8/72

ATTEST:

for [Signature]
Keeper of The National Register

Date

Nov. 1/8/72

SEE INSTRUCTIONS

Summary Sheet

NAME Krueger Mansion
 MUNICIPALITY Newark COUNTY Essex 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>	<u>Unidentified</u>	<u>Inadequate Coverage</u>
Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streetscapes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outbuildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Negatives:

Same as prints ☐ Less than prints ☐ Additional Negatives ☐

Slides: interior & exterior shots - Adequate

Boundaries:

No precise boundaries ☐ Defined in nomination ☒
 Defined by map ☒ Latitude & longitude ☒
 U.T.M.'s ☐ 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. ☒ Draft nomination ☐
 Newspaper/Magazine articles ☐ Recent correspondence ☐
 Local ordinance data ☐ Maps ☐ HABS ☐
 Other ☐

Materials in Storage:

Public Meeting notification ☐ Draft nomination ☐
 Newspaper articles ☐ Correspondence ☐
 Historical information ☐ Other ☐

NJHT SITE REPORT '92

Project #: 92.029
Organization: City of Newark
Project Name: Krueger/Scott Mansion
Project Location: 601 Dr. Martin Luther King, Jr. Blvd (north side)
City: Newark
County: Essex
Site Contact (phone #): Catherine Lenix-Hooker (201/733-3748)

USES & INTERPRETATION

Historic Use: Domestic, single-family residence.

Present Use: vacant

Proposed Use: Recreation & Culture, exhibit & gallery space with offices & meeting rooms above; civic functions.

Proposed Interpretation: not yet determined; basic intent is period restoration of several interior rooms and main hall, period of physical interpretation will vary from room to room.

DATES: 1889, 1887-1929

Completion of Earliest Extant Construction: 1889

Commencement of Design (or Construction): 1887

Completion of all Significant Construction: 1929 (auditorium), 1966-1982 minor interior modifications

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

REGISTER STATUS: State (1/72) and National (11/72)

Contributing or Individual: individual

Historic Site/District/Thematic Name: Krueger Mansion

Common or Other Names: Krueger/Scott Mansion

SIGNIFICANCE: As one of the few remaining mansions testifying to the city's past industrial importance, the mansion's significance is at the **state** level, although as an example of highly ornamented Victorian design inside and out it may have some national significance. Gottfried Krueger, a german immigrant who became a local beer baron, built the mansion as his home in 1889 and resided there until 1914. Louise Scott, believed to be Newark's first black millionaire, resided and operated a beauty school in the mansion from 1966 until 1982. The architecture and workmanship is significant for the observation tower at the NE corner and the extensive and elaborate sandstone carvings. The mansion, as an object in the landscape, is a constant in an area which has been subjected subsequently to urban renewal.

ARCHITECTURAL DESCRIPTION: The Krueger/Scott Mansion is located in Newark's Central Ward, an African-American neighborhood, and near the center of downtown. The mansion sits at one of the highest elevations in the city and faces east onto a highly trafficked street. There appear to be a few other 19th C. structures in the neighborhood, but the historic context has been compromised, most notably by a ca. 1970 tall apartment building which now serves as a backdrop for the mansion.

The three story brick and frame structure with a full attic and "english" basement has brick and sandstone foundations. The

hipped roof is slate with terra cotta crowns, hips and ridges. The walls and chimneys are brick with sandstone trim. The northeast corner tower with a circular balcony rises above the roof line and is topped by a turret. A porch with a port cochere entry wraps around the east and north elevations with a low pitched roof, sandstone columns and detailing and decorative metal handrails. Segmental arched pediment windows with scroll brackets, wood cornice with dentils and the asymmetrical configuration of the front facade are some of the building's most distinguishing architectural features. The interior plan is a central hall leading to a gracious stairway with a miniature rotunda and skylight which extends through to the third floor. The interior is highly ornate in details; the wall are plaster with oak panel wainscot, door and window trim, the ceilings are either oak coffered or plaster, and the floors are inlaid parquet wood.

PHYSICAL CONDITION:

Structural: good, heavy wood framing and masonry foundations all appear in good condition. Roof structure fair, some rot at rafter ends and plate.

Exterior Envelope: poor, the original brick covered with fake stucco "brick" on three sides caused extensive damage; sandstone exfoliation and general deterioration is severe; whole sections of the building facade are detaching and falling away (1 whole dormer already lost). The porch is in very poor condition with added debris strewn about from current construction at the roof.

Roof: fair, some missing and damaged slate, additional damage may have been caused by erection of scaffolding fall '90. Porch roof is in poor condition with numerous leaks and holes, and penetrated by scaffold supports.

Interiors: fair, interior features may be 75% intact, key missing elements are fireplace mantles. Damage to interior finishes include moisture-related rot and some termite (very minimal) damage to the wood wainscot in the basement; minor damage to plaster walls and ceilings, wood wainscot on upper floors; and more severe damage to certain areas of the parquet floors.

Mechanical Systems: none operational. (see special comments)

Threats:

Collapse:

Demolition: previous lack of security allowed vandals to remove and destroy historic fabric

Deterioration: insufficient maintenance has allowed advancing deterioration.

Other: large sections (3' x 5') of facade are breaking off of the building due to moisture problems caused by stucco.

Specific Comments: One of the original mechanical systems could be very significant. The entire basement is extensively tunnelled with 14" i.d. terra cotta ducts which connect via sheet metal ducts to wooden boxes at the basement ceiling labelled "cool air" and dated 1886. From the wooden boxes, the ducts feed the basement and

first floor rooms (and some of the second floor). Thus, this system appears to have the capacity to cool as well as heat portions of the house, and may borrow technology from the beer brewing industry. Additional 3'-0" high, floor standing cast metal covers were discovered in the attic. Thus, there is evidence of a 2-pipe coil system with capacity to cool and heat. The wooden boxes in the basement, the floor standing units (fully extant in one second floor bathroom), and the terra cotta ducts are all part of the original HVAC system.

PROJECT PLANS (specify past or proposed): The overall objective of the project is to restore the mansion's first floor interiors including main staircase, and restore the view lines from the first through third floors at the stairwell area.

Stabilization (to be funded): the second and third floor ceilings, walls and floors.

Rehabilitation (to be funded): the bathrooms - install barrier free equipment.

Restoration (to be funded): restore the sight line of the stairwell from the first to the third floors including architectural woodwork, balustrade and skylight; install new marble fireplace mantels and period lighting; replicate the period wall coverings; repair the following: architectural woodwork - parquet floors, trim, moldings, wainscot, windows, and doors; and repair all interior finishes - plaster, window treatments, wall coverings

Improvements (to be funded): new electric service; new HVAC; new elevator in existing shaft; security and fire detection/alarm systems; new UV-3 window protection; and install new barrier free equipment in the bathrooms and a wheelchair/ramp access.

Other Immediate Plans (not in scope to be funded): partial exterior restoration and stabilization funded by 1990 NJHT matching grant, and the acquisition of nine adjacent properties funded by HUD.

Maintenance Plans (not in scope to be funded): The structure will be maintained by the city's Department of Engineering. In the past, maintenance was grossly neglected.

Other Long Range Plans (not in scope to be funded): develop the site to accommodate visitors with new parking and planting (including demolition of some buildings), and purchase the adjacent auditorium.

Current Stage of Work to be Funded (check):

<input type="checkbox"/> research/planning	<input type="checkbox"/> contract documents	<input type="checkbox"/> construction
<input checked="" type="checkbox"/> XX schematic design	<input type="checkbox"/> code review	<input type="checkbox"/> completion
<input type="checkbox"/> design development	<input type="checkbox"/> bidding/negotiation	

Historic Structure Report (cite): yes, Grad Partnership, 1987.

Preservation Plan, active (cite): yes, Catherine Lenix-Hooker and Kenneth Underwood, May 1992.

Archaeological Report (cite): no

Public Access (interior) exc gd fr pr: poor, vacant

10/15/92

Public Access (exterior) exc gd fr pr: poor, fenced off.
Number of Visitors (annual): -0-

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

Proposed Work: The applicant is committed to the restoration/rehabilitation of the entire first floor and the sight lines to the third floor. They have identified the important architectural features and periods of restoration. Unfortunately, the condition and future function of the basement and the extent of new mechanical systems is not readily addressed in their proposed plans. Evidence of water damage, severe neglect and places of danger due to outdated mechanical systems in the basement should be a primary concern while continuing to address the issues of the first floor restoration.

Past Work (match spent & other work since '85): There is no past work eligible for match spent. There have been three items of past work since 1985: 1) removal of loose historic fabric from the building (stored in a trailer without identification); 2) erection of scaffolding at the south and east facades; 3) photography and dismantling of the masonry surrounding a dormer which was falling away from the building. Currently the 1st half of the exterior restoration is underway.

Use: The mansion is to be used as a cultural center for the Newark community and the state of New Jersey. The center will represent the history of Newark, and the former occupants of the house through special programs, activities and the architecture. This use appears to be appropriate for the building's size, location and needs of the community. The completed building will be part house museum, part exhibit space, and part administrative offices.

Interpretation: The Preservation Plan outlines the dates of interpretation for each of the rooms being restored. The dates range from the 1880's to the 1950's, and some rooms will represent both eras, Krueger and Scott.

Research/Planning/Archaeological Reports: The 1987 report by Grad Associates could have been more detailed, and it is not a comprehensive planning document.

The Preservation Plan developed by Lenix-Hooker and Underwood provides a very general description of the mansion's historical significance. The plan section briefly discusses the time period and extent of construction for each room. This section needs elaboration. The conditions section is a room by room survey taken directly from the 1987 report. The future use of some rooms is unclear, and there is no outline of what programs or activities will be provided for public use or viewing.

The reports by Kastl Associates (1987) appear to be outdated and no longer useful.

A/E Contract Documents: The request does not contain any money for A/E services. Grad Associates is not in the business of historic preservation, but one member of their office, Kenneth Underwood, has preservation experience.

CONSTRUCTION BUDGET & SCHEDULE:

Project Budget: \$1,326,250 (total project estimated at \$7.5 mil)

Grant Request: \$ 663,125

Match Spent: \$ 26,020 (see comment below)

Committed Match: \$3,016,000 (see comment below)

Comment on Adequacy of Matching Funds: The City of Newark has promised the match, and is apparently committed to the project for a total of \$3 million. Private organizations have contributed \$16,000, and another \$100,000 (not mentioned in the application) was allocated by the City on July 1, 1992 for Barrier-free Access.

Request as % of Project Budget: 50%

Request as % of Annual Operating Budget: 305%

Non-construction as % of Project Budget: -0-. Although planned, no request has been made for reimbursement of non-construction. The city's contract with Grad Associates is for \$244,944 for the exterior and first floor restoration (includes stair hall to second floor), which has an estimated construction value stated in the contract as \$2,840,075.

Percent of Work Completed (spent/proposed): -0- Past work (selective demolition, removal of debris) requested as match spent is not eligible because it was completed by city employees and without regard for quality.

Project Schedule (Realistic?): The construction schedule is 13 months with 5 months for actual construction. This estimate does not appear to be long enough; the 18 months (as outlined in the '91 application) is more appropriate.

Comment on Relationship of Cost to Work (both past & proposed): The amount requested has not changed since last year. The project budget appears to be adequate for the scope of work, but the individual line items in the application are incorrect. The line items do not match the scope and by the applicant's own admission are purely estimated guesses.

ABILITY OF APPLICANT

Organizational Ability of Applicant & Consultants (comment): As with any large bureaucracy, there are some communication break-downs between departments. The organizational ability of the Executive Director appears sufficient, but final decisions on the project must be approved by the Department of Engineering. Grad Associates is a large, well-organized office.

Project Mngmnt Ability of Applicant & Consultants (comment): The applicant is anxious to serve the community and wishes to complete the project as soon as possible. The consultants do what is necessary to comply with their client's requests. Successful project completion will almost certainly require services of technical consultants.

Contracted Professionals & Consultants:

Grad Associates, P.A., Architecture Planning Interiors, Newark.

10/15/92

PREVIOUS FINANCIAL ASSISTANCE

Did Applicant Apply Last Year?: yes, 1990 and 1991

Highlight Improvements/Differences: A preservation plan and a scope of work document was prepared.

Is Applicant a 1991 Grantee?: no

Is Applicant a 1990 Grantee?: yes

Does '92 Request Differ From '90 Grant? (explain): The amount of the 1992 grant request was calculated by subtracting the 1990 grant award from the \$1.1 million maximum grant funding per project. The scope of the 1992 request does not overlap with the 1990 grant award for exterior restoration of the Krueger/Scott Mansion.

SPECIFIC RECOMMENDATIONS ON ANY ASPECT OF THE PROJECT: The applicant needs to be clearer on their preservation philosophy by looking at the building as one cohesive unit rather than each separate room or phase, and develop specific programs which will be employed when the restoration is complete. The work needs to be prioritized and the proposed sequence reconsidered. More historical and archeological research into the building should be completed especially with regards to the contemporary heating/cooling system in the basement. Preservation consultants should be used in conjunction with Grad Associates. If funded, all of the above should be incorporated into the conditions of the grant award.

Survey Completed By: Bill Dupont and Margaret M. Hickey

Date of Visit: 21 August, 1992

Contact(s) at Site:

Catherine Lenix-Hooker and Paresh Patel, City of Newark