

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name The Everett Court Apartments

other names/site number _____

2. Location

street & number 76-80 Court Street not for publication

city or town City of Newark vicinity

state New Jersey code 034 County Essex zip code 07102

3. State/Federal Agency Certification

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

[Signature] Signature of certifying official/Title 5/6/21 Date

Deputy SHPO Assistant Commissioner for Natural & Historic Resources
State or Federal agency and bureau _____

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:	Signature of the Keeper	Date of Action
<input checked="" type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	<u>Lisa Deline</u>	<u>6/28/21</u>
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:) _____	_____	_____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH and 20TH CENTURY REVIVALS:

Italian Renaissance

Materials

(Enter categories from instructions)

foundation Brick

walls Brick

Stone

roof Synthetics

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8 Statement of Significance

Applicable National Register Criteria

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

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

Criteria considerations

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

Property is:

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

Narrative Statement of Significance

(Explain the significance of the property on continuation sheets.)

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1908

Significant Dates

1908

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Myers, Nathan, Architect

9. Major Bibliographical References

Bibliography

(cite the books, articles, and other sources used in preparing this form on continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data

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

Name of repository:

The Everett Court Apartments
Name of Property

Essex County, New Jersey
County and State

10. Geographical Data

Acreage of property 0.38 acres

Latitude / Longitude Coordinates

(Note to Preparers: NJ HPO will complete this portion of the Registration Form for all Preparers, based on the coordinates derived from the Site Map or District Map that HPO produces.)

1. Lat. 40.732828 Long. -74.178752
2. Lat. 40.732741 Long. -74.178423
3. Lat. 40.732282 Long. -74.178623
4. Lat. 40.732336 Long. -74.178878

(NJ HPO will place additional coordinates, if needed, on a continuation sheet for Section 10.)

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet for Section 10.)

Boundary Justification Statement

(Explain, on the section sheet following the Verbal Boundary Description, how the chosen boundaries meet the requirements for boundary selection and are the most appropriate boundaries for the nominated property or district.)

11. Form Prepared By

name/title Cindy Hamilton/Michael LaFlash
organization Heritage Consulting Group date 4/15/2021
street & number 15 W. Highland Ave. telephone (215) 248-1260
city or town Philadelphia state PA zip code 19118

Additional Documentation

(Submit the additional items with the completed form that are outlined in the "Standard Order of Presentation" that NJ HPO provides. Each page must contain the name of the nominated property or district, and the State and the county in which the property or district is located. Consult with NJ HPO if you have questions.)

Property Owner

(Either provide the name and address of the property owner here or provide the information separately to NJ HPO. Check with NJ HPO for other requirements. All owners' names and addresses must be provided, including public and non-profit owners, but their presence on the form, itself, is not required).

name Mecky Adnani, SVP, The NHP Foundation
street & number 122 E 42nd Street, Suite 4900 telephone (646) 336-4935
city or town New York City state NY zip code 10168

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. The proper completion of this form and the related requirements is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this from to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Direct questions regarding the proper completion of this form or questions about related matters to the Registration Section, New Jersey Historic Preservation Office, Mail code 501-04B, PO Box 420, Trenton, NJ 08625-0420.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 7 Page 1

Narrative Description

Summary Paragraph (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Everett Court Apartments is a five-story brick, U-Shaped, Italian Renaissance-style apartment building constructed in 1908. The building is located at 76-80 Court Street, on the northwest corner of the intersection of Court Street and University Avenue in the Springfield-Belmont neighborhood of Newark, New Jersey, less than a mile from the city's downtown core. Due to its urbanized locale, redevelopment within the setting of the subject property has changed the built environment to a mix of late-20th century and early-21st century low- to mid-rise buildings and single and multi-family residences. The building's prominent corner location showcases a high-style Italian-inspired design on the primary south and east elevations that combines a cast stone piano nobile at the first floor and daylight basement levels, red brick at the upper floors, and a projected cornice with ornamental brackets. The primary entrance is located at the south elevation, which is set within an ornamental cast stone arch topped with a cast stone Juliet porch. Above the entrance on the south elevation is a concave bay window form flanked on both sides by two bay windows that extend from the second through fourth stories. The bay windows contain painted pressed metal cladding. The top of the concave bay is set behind an arch at the cornice level. The east elevation is similar in design to the south elevation, including the same piano nobile at the first floor and daylight basement levels, flanking bay windows at the second through fourth stories, and cornice. The east elevation features a lightwell with an arch at the cornice level. Further ornamentation at the south and east elevations includes cast stone keystones and sills at windows not located in the bay columns. The north and west elevations are utilitarian in design, with painted brick walls arched window openings. Fenestration throughout is provided by 1/1 and 2/2 aluminum-framed windows that date to a 1980s renovation.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

Setting: The Everett Court Apartments building is located centrally in downtown Newark in the Springfield-Belmont neighborhood, approximately six blocks from the intersection of Broad and Market streets, in the center of downtown Newark. It is one block east of the eastern boundary of the Four Corners Historic District, listed in the National Register of Historic Places in 2000. It is also less than one mile south of the University Heights neighborhood, which encompasses the New Jersey Institute of Technology campus, the Newark campus of Rutgers University, and Essex Community College. Further, the Everett Court Apartments is approximately a mile and a half southeast of the Passaic River. The immediate surrounding neighborhood consists of late-20th century and early-21st century low- to mid-rise buildings and single- and multi-family residences. The street grid in the surrounding area is rectilinear and regular.

The building is located on a 200 foot (east-west) by 800 foot (north-south) block bounded by Court Street at the south, University Street at the east, Williams Street at the north, and Arlington Street at the west. Low-rise apartments and townhouses populate the areas immediately north and west of the subject building (see Photo #1). Across University Avenue to the east is Lincoln Park High School. Across Arlington Street to the west is St. James Preparatory School. Across Court Street to the south is a large three-story apartment complex, and a surface parking lot. To the southeast is 1 Star Ledger Plaza, a late-20th century office building.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 7 Page 2

Site: The building is on a 0.3 acre lot at the northeast corner of the intersection of Court Street and University Avenue. The building occupies the southeast section of the site, with a footprint of approximately 90 feet east-west and 75 feet north-south. A paved surface parking lot is at the north of the parcel, measuring approximately 110 feet north-south and 95 feet east-west (see Photo #4). The parking lot was not historically associated with the subject building, having originally contained a single-family dwelling that was demolished in the 1970s. The grade decreases slightly from the west to the east. The building is constructed to the property line on the east and south, with several feet to the lot line on the west, which is separated from the neighboring lot by a wood fence. The fence is anchored with a brick pillar and wrought iron gate extending from the southwest corner of the lot to the southwest corner of the building.

Exterior: The subject building at 76-80 Court Street is a multi-family residential mid-rise building. The building fronts on Court Street at the south, and University Avenue at the east. The primary elevation is the south Court Street-facing elevation. Both the south and east elevations feature high-style design ornamentation, highlighted by cast stone and pressed metal elements, that result in a building that holds the corner along the intersection of a parkway, Court Street, and commercial corridor, University Avenue. The north and west elevations are utilitarian in character, having previously faced neighboring unrelated buildings that have since been demolished. Both elevations consist of painted brick.

There are entrances located at the south elevation and inside the east elevation's lightwell. A single-leaf steel door located centrally at the south elevation provides access to the building's residential units. A steel single-leaf door at the center of the building inside of the lightwell provides access to the basement level. Fenestration throughout is provided by aluminum-framed 1/1 and 2/2 windows that dates to the 1980s.

The roof is flat and clad in a synthetic membrane. A parapet approximately one foot in height runs the perimeter of the roof. A CMU-Block mechanical penthouse is located towards the center of the building. An exterior steel fire stair is accessible at the roof level at both the southwest and northwest corners of the building.

South Elevation: The south elevation is the primary elevation, composed of five equally-sized bays. The building features a piano nobile of painted cast stone at the first floor and a daylight basement with red brick at the upper floors. The daylight windows are covered at the east by a low wrought iron railing extending from the porch to the east of the elevation. The east section of the elevation is more exposed due to the site grade change from east to west. At the first floor the central bay features the primary entrance, an ornamental cast stone entablature topped by a Juliet porch with a cast stone balustrade. The entrance is accessible by a low concrete porch with three steps, flanked by low concrete pillars and wrought iron railings. A vinyl coated fabric entrance awning is located above the entrance door. The awning was installed by the current owner in the late-20th century. Above the piano nobile first floor and basement levels, the second through fifth floors of the south elevation are red brick with some cast stone detailing, capped with a painted projecting metal cornice, that is believed to be tin, supported by brackets. The outer bays feature pressed metal-clad bay windows, that are believed to be tin, at the second through fourth stories. The central bay is a concave bay window form with a metal arch at the cornice. (See Photos #1 and 2)

Fenestration at the south elevation is symmetrical and regular at all five stories. Window openings are framed with cast stone keystones, brick lintels, and cast stone sills. The windows are sash replacement windows on the

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 7 Page 3

upper floors. The ground floor features a slightly larger 2/2 sash window flanking the entry. The bay window sections feature a group of three windows, while the center flanking bays feature a single window opening. The window openings at the daylight basement level are paired under the bay windows, and single to the east of the entry.

East Elevation: The east elevation fronts on University Street. It is similar to the south elevation, with a painted cast stone piano nobile at the first story and red brick masonry above. The elevation is composed of four equal bays separated by a narrow lightwell. The two sections of the elevation are connected at the roofline, which has a projecting metal cornice, that is believed to be tin, supported by decorative brackets, and another arched entry to the lightwell at the piano nobile level, which features a keystone lintel. The lightwell opening is gated with a painted steel gate. (See Photos #1 and 3)

Window openings are framed with cast stone keystones and brick lintels, and cast stone sills. The daylight basement has paired windows under the projecting bay window column, with single windows at the outer bays. The upper floors have three window openings with 1/1 aluminum sash windows in the pressed metal bay windows, that are believed to be tin, which flank the lightwell. At the southernmost bay is a single 1/1 aluminum sash window. At the northernmost bay is a 2/2 aluminum sash window. All windows date to a 1980s renovation of the building.

Inside the lightwell, the three elevations feature a utilitarian painted brick design, similar to the north elevation. Fenestration throughout contains arched painted brick lintels and cast stone sills. The basement level features a painted concrete foundation. The lightwell has a steel fire escape stair at the easternmost window opening.

North Elevation: The north elevation is utilitarian in character, composed of painted brick. The eastern section of the elevation projects from the western section. The two sections are connected at an angle, which features a single window opening at each floor level. The eastern section has no window openings. The western section has paired windows in the center bay. The westernmost windows are truncated. The windows are aluminum 1/1 sash windows. Window openings have arched painted brick lintels and cast stone sills. Similar to the other elevations, windows at the north elevation are replacement windows, dating to a 1980s renovation of the building. (See Photo #4)

West Elevation: The west elevation is primarily utilitarian, generally consisting of painted brick. At the southern portion of the elevation, the southernmost 10 feet contain a wrap-around segment of the south elevation's cast stone piano nobile, red brick, and projecting cornice. The northern section of the elevation projects roughly 10 feet from the building face. The southernmost bay is windowless. The second bay from the south has a series of three bay windows in a pressed metal cladding that extend all five stories of the building. The central bay has a truncated window to the north and a single 1/1 sash window at the south. The second bay to the north is angular, connecting the flat building face to the projection, and features a single 1/1 sash window. The northernmost bay features a pressed metal bay window segment, that is believed to be tin, identical to that of the south bay. All windows date to a 1980s renovation of the building. (See Photo #5)

Interior: The interior of Everett Court Apartments was renovated several times to accommodate changes in occupancy, technology, and evolving building codes, as is typical of apartment buildings of this era. In 1970, the building was converted to low-income housing, with the most recent previous owner purchasing the

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 7 Page 4

building in 1976. The building has been in continuous operation as an apartment building since its construction in 1908.

An entrance vestibule is accessible by the primary entrance at the south elevation. The steel single-leaf door opens to a vestibule space with vinyl flooring that dates to a 1980s renovation, and plaster ceiling. The vestibule walls are composed of non-original beadboard set inside original plaster moulding with original marble pilasters. The vestibule opens into the entrance lobby and elevator lobby that is finished with vinyl composition tile (VCT) flooring, wood panel and gypsum board walls, and gypsum board ceilings. A stair leads north to the door accessing the corridor (see Photo #6). The corridor is double-loaded, directly accessing the elevator, stair, and residential units. The elevator is located towards the center of the building, providing vertical access to the basement and all residential levels. North of the elevator is a stair complete with late-20th century finishes, including rubber treads, providing additional vertical access to the basement and residential units, and access to the roof (see Photo #8). The corridor wraps around the elevator core and stairwell in a “C” shape. Finishes within the corridor consist of vinyl flooring, with painted gypsum board walls. Ductwork, electricals, and other piping are concealed above the ceiling. Piping for fire safety sprinkler systems is exposed beneath the ceiling (see Photo #7).

Each residential unit at the first floor features a different configuration. Residential unit sizes vary between one and two bedrooms with one full bath, and three bedroom units featuring one half bath and one full bath. All units include living rooms and kitchens. Finishes within the units consist of hardwood floors, painted gypsum board walls, vinyl tile in the kitchens, and vinyl tile in the bathrooms. During a 1980s renovation by a separate unrelated owner, the floor plans of the apartments were altered, resulting in bay windows split amongst multiple rooms, or shared by multiple apartments.

The second, third, and fourth floors of the apartment building are identical in plan. Finishes within the corridor of each of the upper floors are painted gypsum board walls and ceilings, and vinyl flooring. The configuration within the units is almost identical to the first floor. The units along the south elevation experience minor changes to floor plans as the elevation shape shifts from the piano nobile level to the bay windows at the upper levels. An additional bedroom (where the vestibule is at the first level) is also incorporated into the unit at the southwest corner. Residential unit sizes vary between one and two bedrooms with one full bath, and three bedroom units featuring one half bath and one full bath. All units include living rooms and kitchens. Finishes within the units consist of hardwood floors, painted gypsum board walls, vinyl tile in the kitchens, and vinyl tile in the bathrooms (See Photos #9 and 10).

The basement level is utilitarian in character, and is accessed from an exterior entrance at the lightwell via the east elevation, along with the centrally-located elevator and stair. A double-loaded corridor provides access to the elevator core and stair, the laundry room, sprinkler room, community room, storage rooms, and a maintenance room. Finishes within the basement consist of painted concrete flooring and painted gypsum board and brick walls. Piping is exposed above the ceilings in the laundry room and other utilitarian rooms, and concealed beneath the ceiling in the corridor and community room.

Alterations: The exterior remains largely intact with limited alterations including the removal of the roofline balustrade, which occurred at some point in the 20th century, and window and door replacement, which dates to

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 7 Page 5

a 1980s renovation. At the interior, renovations have occurred periodically and finishes date to the late-20th century. Historic finishes, however, remain at the entrance vestibule, including the ornamental plaster walls, plaster ceilings, and marble pilasters. Additional original materials may be extant under the modern building fabric, particularly in locations like the entrance lobby and elevator lobby. Minimal selective demolition has taken place at the floor of the entrance lobby, which revealed flooring substrate beneath the existing VCT flooring. Original building materials, however, may exist behind the walls and ceiling. The current layout of the lobby consists of a double-loaded corridor with the elevator lobby at left. The shared entrance and elevator lobby space appears to be part of the original layout of the first floor.

Integrity: The Everett Court Apartment building retains sufficient integrity to convey its historic values, despite the interior alterations. National Register Bulletin 15 provides guidance on evaluating integrity, identifying seven aspects, in which it confirms that it is not necessary for a resource to retain all aspects and the weight of each aspect is tied to the significance of the resource.

The Everett Court Apartment building is nominated under Criterion C as an example of an early-20th century mid-rise apartment building. The values are embodied in the location and the exterior design of the building. Similarly, values of association, design, workmanship and materials are only germane to the extent that the building would remain recognizable to the contemporary observer. Aspects of location and feeling are more critical. Setting is important, as it was designed as a central city apartment building, but as with nearly every intensely urban property, setting evolves with ebb and flow of development and redevelopment.

Location: The Everett Court Apartments building is in its original location.

Association: The Everett Court Apartments building was constructed as a mid-rise apartment building servicing downtown Newark's middle class residents. As an early-20th century mid-rise apartment building, exterior ornamentation was necessary to attract tenants and persuade them that the building was not tenement housing. The exterior remains largely unchanged since the time of the building's construction and continues to read as an apartment building. As such, the building retains its direct association with the early-20th century mid-rise apartment type.

Feeling: The Everett Court Apartments retains integrity of feeling, appearing almost exactly as it did when constructed in 1908. Exterior alterations have been minimal (e.g., replacement of the windows and doors with new and removal of the roof balustrade) and interior alterations do not impact the property's ability to convey its historic values as an early-20th century mid-rise apartment building.

Setting: Mid- and late-20th century and early-21st century redevelopment in Newark and the Springfield-Belmont neighborhood have resulted in a change in the built environment from primarily two- to three-story wood-frame single-family dwellings to a mix of late-20th century and early-21st century low- to mid-rise buildings and single and multi-family residences. Although the surrounding neighborhood has evolved, the urban character of the setting has not changed from what it was at the end point of the period of significance (1908). It remains a centrally located urban neighborhood adjacent to downtown Newark.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 7 Page 6

Design: At the exterior, alterations to the original design of the Everett Court Apartments have been minimal. Although the roof balustrade and original doors and windows have been removed, the exterior still displays Nathan Myers' high-style Italian Renaissance Revival style design. The cast stone piano nobile, cast stone entrance entablature, with Juliet porch and balustrade above, window ornamentation, pressed metal bay windows, and pressed metal cornice remain extant and in good condition on the south and east elevations. The interior has been altered, but the entrance vestibule and apartment units still have historic materials which convey historic design elements typical of early-20th century mid-rise apartment houses.

Materials and Workmanship: Materials and workmanship both relate to the presence of historic fabric, and for purposes of this evaluation are similar. As discussed previously, exterior alterations were limited to the removal of the balustrade and replacement of windows and doors. On the exterior, the historic materials and workmanship, therefore, have a high degree of integrity. Despite interior alterations, some historic materials exist, such as those in the entrance vestibule and the wood floors in apartment units.

The Everett Court Apartment building retains sufficient integrity to convey its historic values.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 8 Page 1

Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Everett Court Apartments is located at 76-80 Court Street in the Springfield-Belmont neighborhood of Newark, New Jersey. Constructed in 1908, the building is an excellent and rare surviving example of an important building type, the early-20th century mid-rise apartment house, in Newark. The Everett Court Apartments is locally significant under Criterion C, in the category of Architecture as an example of a mid-rise apartment house. Designed by Nathan Myers, a Newark-based Jewish architect, the building was developed at a time when the City of Newark was experiencing significant population growth. Population densification in the city's downtown core demanded increased housing, which could not be readily accommodated by single-family houses. Due to the rising housing demand, various types of apartment houses were introduced in the city and became an integral part of Newark's built environment. The Everett Court Apartments was designed as a mid-rise apartment house for use by middle-class residents. U.S. Census records and city directories indicate that many residents held sales or retail management positions. In order to combat popular stigmas against apartment living at the time of its construction, Myers utilized a high-style Italian Renaissance Revival design to attract tenants and distinguish the Everett Court Apartments from undesirable tenement houses. The mid-rise apartment house was commonly constructed in Newark between 1900 and 1930. Within the building type, earlier examples exhibit higher quality design ornamentation, completed in the popular architectural styles of the time. Mid-rise apartment houses constructed closer to 1930, however, no longer combatted anti-apartment stigmas and were designed in a less ornamental fashion. Additionally, redevelopment in Newark has resulted in a significant loss of historic apartment houses. Of the earliest examples of the mid-rise apartment house, constructed prior to 1910, the Everett Court Apartments serves as the sole remaining example in the Springfield-Belmont neighborhood, and one of only a few in the city as a whole. Further, Nathan Myers' Italian Renaissance Revival design remains largely intact, with only minimal exterior alterations. The period of significance is 1908, inclusive of the year of construction for the building.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Developmental History:

Prior to the turn-of-the-century, Newark neighborhoods, outside downtown's Central Business District, largely consisted of wood-frame single-family dwellings. Beginning in the late-19th century, the City of Newark experienced a prolonged period of population growth, during which population totals skyrocketed from approximately 105,000 people in 1870 to 442,000 in 1930. With increases in industrial and middle-class blue and white collar jobs, paired with the "Second Wave" of immigration, in which millions of southern and eastern European immigrants entered the U.S., expansion of Newark's housing market was necessary. Given the increase in land values caused by supply and demand, real estate investors looked to multi-family housing, specifically the relatively novel apartment house, to maximize profits. Newark's population growth and the subsequent demand in apartment style housing that resulted is illustrated in the development of the Everett Court Apartments.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 8 Page 2

The development of the Everett Court Apartments exemplifies the shift from single-family housing to apartment houses. Prior to development of the Everett Court Apartments, the site housed four residences, including the two-story house of well-known businessman Frederick Reynold who passed away prior to the development of the apartment house.¹ Also located at the site was a second two-story dwelling fronting Court Street, a three-story dwelling fronting Plane Street, now University Avenue, and a vacant three-story mixed-use building also fronting Plane Street.²

In 1908, New York City-based real estate speculators I. Ollendorff and H.L. Baumann purchased the subject property for \$30,000. The two demolished the existing single-family dwellings in order to construct the Everett Court Apartments.³ The architect commissioned to design the building, Nathan Myers, was a Newark based architect, who would later become locally prominent for his Newark and New Jersey designs, such as the Temple B'Nai Abraham synagogue on Clinton Avenue in 1924.⁴

The Everett Court Apartments opened in October 1908 with a construction cost of \$70,000. A contemporary newspaper article in the Newark-based *The Sunday Call*, described the design of the building, both the exterior and interior, as, "of the highest class."⁵ The article further indicated the original interior floorplan and finishes, stating:

"There will be fifteen apartments, three on a floor of various sizes- five room and bath, six rooms and bath, and eight rooms, bath and pantry, together with private halls. There are servant rooms in the basement for the tenants of the smaller apartments, if they desire them...The kitchens will have white enamel sinks and a new type of non-explosive gas stove for baking, broiling and general cooking... The iceboxes will be glass lined... There will be hardwood floors throughout, mantels in the dining-rooms and parlors, gas and electric fixtures. There will be intercommunicating bells and speaking tubes between the apartments. The heating will be steam with sufficient radiation to maintain a temperature of 70 degrees in zero weather. A hot water system will supply hot water the entire year, heated by two boilers... A large laundry will be fitted up in the basement."⁶

Though commonplace and typical of housing today, the features and finishes within the Everett Court Apartments were considered a luxury in the first decade of the 20th century. Electricity in homes, for example, was a novel concept in 1908. Although Thomas Edison's Pearl Street Station, the first central power plant in the United States, began generating electricity in Manhattan in 1882, New Jersey's first generating station, the Marion Generating Station in Jersey City, was not constructed until 1906.⁷ Further, the building's construction methods consisted of what was considered the most modern fireproof construction. In addition to the non-

¹ "Frederick Reynold Dead," *The Newark Evening Star*, November 7, 1907.

² 1908 Sanborn Fire Insurance Map.

³ "Fifteen Family Apartment House Going Up at Court and Plane Streets", *The Sunday Call* (Newark, NJ) July 12, 1908.

⁴ "Creator of Newark Synagogue Architecture Rose to Prominent Position Through Hard Work", *Jewish Chronicle*, January 6, 1922.

⁵ "Fifteen Family Apartment House Going Up at Court and Plane Streets", *The Sunday Call* (Newark, NJ) July 12, 1908.

⁶ Ibid.

⁷ "The Hudson Generating Station," *PSEG.com*, accessed November 16, 2020,

<https://web.archive.org/web/20071025010733/http://www.pseg.com/companies/fossil/plants/hudson.jsp>.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 3

explosive gas stove, *The Sunday Call* article explained that the stairs and dumbwaiters, among other building features, were fireproof.⁸

The Everett Court Apartments' location in the Springfield-Belmont neighborhood speaks to both the advantages of centrally located apartment houses, as well as, the Jewish heritage of the neighborhood. Most apartment houses constructed around the same time as the subject building were in neighborhoods adjacent to the Central Business District, such as Springfield-Belmont. The close proximity to the commercial core of the city equated to a close proximity to places of employment for many tenants, as well as close proximity to Newark's then burgeoning public transportation. Additionally, the Springfield-Belmont neighborhood and the city's Old Third Ward (now the Central Ward) were historically the ethnically Jewish sections of Newark. The city's oldest synagogue, Oheb Shalom, is located approximately one half of a mile away from the Everett Court Apartments on Prince Street.⁹ Both of the developers, as well as architect Nathan Myers, were of Jewish heritage, speaking to the majority Jewish neighborhood. While many of the tenants were Jewish, there was a diversity of nationalities present in the building that were not limited to Judaism as their religion. As shown in city directories and U.S. Censuses, the earliest tenants of the building were of the middle class with white collar or service industry professions including salespeople, clerks, and retail store managers. City directories and U.S. Census data also show that the building housed a mix of families and childless couples.¹⁰

The Everett Court Apartments remained under the ownership of H.L. Baumann until 1920, when it was sold to an unnamed New York investor who owned various other properties in Newark. *The Sunday Call* echoed the importance of the building's centralized location in an overview of the transaction, noting that "the new owner... is so satisfied with his purchase that he has refused a number of offers, promising an interesting profit, his contention being that the future of apartments within five minutes of Broad and Market Streets will enhance in value far in excess of the layman's imagination."¹¹ The paper further explained the significance of the Everett Court Apartments, noting that "the property is one of the most substantial of its type in Newark." They continued to explain that it was, "of the most modern type and construction."¹² The effusive statements made by *The Sunday Call* remain applicable to this day. The building's design and preservation retain its position as one of the most substantial of its type in the city.

From 1926 to 1953, the building saw a series of short-term owners, likely due to financial struggles as a result of the Great Depression. Included among the owners of the building were: Lucia Investment Co. Inc (1926-1927); George Esposito (1927-1928); The Guarantee B&L Association of Newark, N.J. (1928); The Fairmount Building & Loan Association (1932-1942); and, The Everett Court Holding Company (1942-1953).¹³ In an attempt to ease the financial burden, the apartments were converted to a hotel at some point after 1930, which was not uncommon for apartment houses during this time. A second example of such a change was The Ardsley, which was located directly across Court Street from the Everett Court Apartments. Noted in city directories as an apartment house, both the 1930 and 1950 Sanborn Fire Insurance Maps indicate the building as

⁸ "Fifteen Family Apartment House Going Up at Court and Plane Streets", *The Sunday Call* (Newark, NJ) July 12, 1908.

⁹ Ulana Zakalak, Oheb Shalom Synagogue (Metropolitan Baptist Church), National Register of Historic Places Nomination, 1990.

¹⁰ Newark City Directories 1922-1970; 1910 U.S. Federal Census, Newark Ward 3, Essex County, New Jersey; 1920 U.S. Federal Census, Newark Ward 9, Essex County, New Jersey.

¹¹ "Large Central Apartment Sold", *The Sunday Call* (Newark, NJ) May 9, 1920.

¹² "Large Central Apartment Sold", *The Sunday Call* (Newark, NJ) May 9, 1920.

¹³ 76-80 Court Street, Newark, NJ: Block 100, Lot 14, Essex County, NJ, Recorder of Deeds, 1926-1953.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 4

The Ardsley Apartments Hotel. This building is no longer extant.¹⁴ Sanborn Fire Insurance Maps from 1908 to 1950 further indicate the rapid changes that occurred to the neighborhood throughout the middle of the 20th century. At the time of construction of the Everett Court Apartments, the surrounding built environment consisted primarily of single-family residential. By 1950, there was a noticeable shift to a mixed commercial and multi-family residential. The Sanborn maps show a mix of wood frame and masonry low- and mid-rise buildings. Although the immediate surrounding area of the Everett Court Apartments remained largely residential in 1950, various businesses, including laundry facilities, cleaners, and an office supply warehouse operated on the streets running perpendicular to Court Street. Additional uses in the area included industrial complexes, a police precinct, and the Newark Opera House. Further, many of the large single-family houses were subdivided for use as rooming houses.¹⁵

Title records show that the Everett Court Apartments was owned by the Court Hotel Corporation between 1957 and 1958. In 1958, the Everett Court property was sold to real estate developers Leon R. Ross and Jacob Cohen. Ross and Cohen then sold Everett Court to the Housing Authority of Newark in 1970, which converted the building back to apartments. In 1976, ownership changed again to the Center City Housing Company 9B, who owned the property until very recently. Under Center City, the building was used as private low-income housing.¹⁶

Criterion C: Architecture

The Everett Court Apartments is locally significant under Criterion C in the area of Architecture as a well-preserved and rare example of an early-20th century mid-rise apartment house in Newark's Springfield-Belmont neighborhood. The Italian Renaissance Revival building was designed by local architect Nathan Myers and features an ornate projecting cornice, cast stone piano nobile, and cast stone entrance entablature. Apartment houses were a growing element of Newark's housing market in the first quarter of the 20th century, partially replacing the favored single-family home and providing alternative options for middle-class residents. For context, the 1910 city directory shows 128 apartment houses spread throughout the city; this number ballooned to 464 by 1930. As one of the earliest examples of a mid-rise apartment house in the city, architect Nathan Myers employed an ornate high-style design for the Everett Court Apartments in order to separate the building from maligned tenement houses. As a result of large scale redevelopment in Newark, The Everett Court Apartments remains as one of the few and one of the most intact pre-1910 mid-rise apartment houses in the city.

Newark's Development and Early Apartment Houses 1850-1930

In the 19th century, Newark ranked as one of the most important industrial centers in the country. With the economy based in leather and clothing manufacturers, supported by a secondary, growing iron industry, the city experienced economic growth that accommodated its transition from an 18th century agricultural community to a 19th and 20th century industrial city. Of the primary factors that led to Newark's urbanization was the introduction of financial and mercantile activities to the local economy in the latter half of the 19th century.¹⁷ At

¹⁴ 1930 Sanborn Fire Insurance Map; 1950 Sanborn Fire Insurance Map.

¹⁵ Sanborn Fire Insurance Maps, 1908-1950.

¹⁶ Essex County Register of Deeds & Mortgages, 1957-2019.

¹⁷ Samuel Harry Popper, "Newark, N.J. 1870-1910: Chapters in the Evolution of an American Metropolis," a dissertation in the Department of History submitted in partial fulfillment of the requirements for the degree of Doctor of Philosophy at New York University, February 1952, p. 9-15.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 5

that time, Newark's building stock was noted as leaning, "toward plainness and economy," and was a mix of commercial structures surrounded by single-family dwellings.¹⁸ The city's built environment was characterized by 2- to 3-story wood-frame houses intermittently interspersed with neighborhood churches, masonry industrial buildings, and commercial buildings of similar size to the residences.¹⁹

Virtually absent from the city's housing market in the 1880s were apartment and tenement houses, which were starting to develop in various cities across the country, concentrated in the Northeast and Mid-Atlantic regions. In 1881, the city had only a few tenement houses and apartment buildings.²⁰ Prior to the 20th century, and at times during the early portions of the century, the terms tenement and apartment were used synonymously.²¹ Tenement houses were developed to provide cheap housing options for working class citizens that could not afford their own residences. The typical 19th century tenement house was notorious for its unsanitary conditions, lack of windows, and large numbers of tenants. In an analysis of 19th century apartment houses, tenements were described as, "wooden barracks-like structures, shabbily built, with no regard for the comfort and safety of tenants."²² The analysis continued, "Outdoor privies in the rear yards, and a pump for water at street level were their only conveniences. Dark halls and stairs and windowless rooms were commonplace."²³ The issues with sanitation and overcrowding, which led to dilapidation and slum conditions at the exterior, resulted in a significant desire for many localities to abstain from tenement style housing.

In the mid-1880s, Newark city officials acknowledged the need to develop alternative housing options for the growing working class.²⁴ The earliest tenements in the city were single-family homes subdivided to house four or five families. Purpose-built tenement houses in the late-19th century, were typically three-story buildings that posed significant safety and health hazards for residents within. Further, these buildings were notorious for having dark interior rooms.²⁵ Despite the negative connotation of tenements and, as a result, apartment houses, Newark's increasing population at the turn-of-the-century required an increase in housing as well. Other cities across the country, including adjacent New York City, had previously dealt with and developed solutions to this problem. The answer in many cases was a higher-class quality of apartment.

Apartment houses for the middle and upper classes date to the mid-19th century, with Richard Morris Hunt's Stuyvesant on Irving Place in New York City serving as the consensus first example. The building's interior design and layout followed a similar model to earlier apartment buildings in France that reserved space for the

¹⁸ "Ninth Annual Report of the Board of Trade of the City of Newark for the Year Ending Jan. 12, 1881," Board of Trade of the City of Newark, 1881, p. 21.

¹⁹ 1892 Sanborn Fire Insurance Map.

²⁰ "Ninth Annual Report of the Board of Trade of the City of Newark for the Year Ending Jan. 12, 1881," Board of Trade of the City of Newark, 1881, p. 21.

²¹ For the purposes of this historical overview, the two terms are separated to distinguish between the intended tenants and amenities within.

²² Elizabeth C. Cromley, "The Development of the New York Apartment 1860-1905," A dissertation submitted to the Graduate Faculty in Art History in partial fulfillment of the requirements for the degree of Doctor of Philosophy, the City University of New York, 1982. p. 29.

²³ Ibid.

²⁴ "Ninth Annual Report of the Board of Trade of the City of Newark for the Year Ending Jan. 12, 1881," Board of Trade of the City of Newark, 1881, p. 21.

²⁵ Willard D. Price, *The Ironbound District*, A Publication of the Neighborhood House, 555 Market Street, Newark, NJ, 1912, p. 23.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 6

wealthy in city centers.²⁶ By 1874, the “French Flat” was a common housing type defined by the New York City Buildings Department in their “New Buildings Docket.” However, French Flats, intended for middle to upper class citizens, were not originally differentiated from tenements. Exterior ornamentation, unit sizes, floorplans, and finishes often overlapped between the two. The primary difference, therefore, centered on bathroom accessibility, which was included per unit in French Flats. Following the introduction of French Flats, the “New Buildings Docket” identified additional housing types in 1875. These included: First Class Dwellings; Second Class Dwellings; French Flats; Hotels and Boarding Houses; and, Tenements. Precise definitions of each type were inconsistent. By the 1880s, however, French Flats had evolved beyond tenements and were viewed as “the large and glamorous apartment buildings.”²⁷ Design ornamentation at the exterior, which included decorative brickwork, stone and terracotta ornamentation, and architectural design elements based on which style the building was constructed in, i.e. a Mansard roof on Second Empire style buildings, provided an appealing appearance that differentiated the buildings from the plainer tenement houses. At the interior, modern amenities, including kitchens and bathrooms, further disassociated the two building types.²⁸

Newark’s turn-of-the-century housing remained predominantly single-family, though city reports indicated the growing need for denser urban housing in the 1890s and first decade of the 1900s to house the burgeoning immigrant population. Larger cities, illustrated by neighboring New York City, developed tenement and apartment houses, such as “French Flats,” to offset the influx of new residents and the increased demand for housing. Smaller locales in New Jersey, including Newark, however, were apprehensive to the construction of either. The prevailing attitude towards housing favored individual ownership of property and stigmatized renting and sharing a living space. As a result, a stigma against apartment houses developed that continued into the early decades of the 20th century. A scathing and sarcastic article about New York residents’ growing desire to live in apartment houses was published in 1905 in Camden, New Jersey’s *Morning Post*. In the article, titled “Pity the Wealthy but Homeless New Yorker,” author William Griffith explained that in New York City there were, “Well-known citizens of large means who prefer hotel and tenement life to occupying an entire house.”²⁹ Similar sentiments were made nearly a decade later in northern New Jersey municipalities. In 1911, in Montclair, located northwest of Newark in Essex County, *The Montclair Times* ran a piece detailing the inevitable introduction of the apartment house, beginning with an eight-story building planned to be constructed in the summer of 1911. The author explained, “The thought of this sort of building development and of the social impulse behind it is not altogether agreeable, but it threatens to be inevitable.”³⁰ The author concluded, “So as we approximate to the city in our habits, we shall have to bear the burden which originally sent city people to the country.”³¹ A 1914 episode in Glen Ridge, New Jersey, adjacent to Montclair and northwest of Newark, provides yet another example of early-20th century anti-apartment beliefs. A developer in the town proposed to construct two apartment houses, each with nine units, on Ridgewood Avenue, the town’s primary thoroughfare. Residents of Glen Ridge protested what would have been the town’s first apartment houses. The

²⁶ John M. Tess, “Middle Class Apartment Buildings in East Portland,” *National Register of Historic Places Multiple Property Documentation Form*, January 15, 1997.

²⁷ Cromley, “The Development of the New York Apartment 1860-1905,” p. 56-60.

²⁸ Ibid, p. 61.

²⁹ William Griffith, “Pity the Wealthy but Homeless New Yorker,” *The Morning Post*, Camden, NJ, May 2, 1905.

³⁰ “The Apartment House in Montclair,” *The Montclair Times*, March 18, 1911.

³¹ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 7

aggravated residents proposed to purchase the property to stop development. The town, however, had no legal provisions to deny construction and the residents did not buy the land.³²

Similar to other municipalities in the state, Newark officials were apprehensive to develop tenement houses, noting that their desire was to prevent, “the evils of overcrowded tenements.”³³ Understanding the need to provide housing to skilled artisans and the growing number of unskilled laborers, however, city officials turned to private capital to fund the development of additional housing in the city. When that idea failed, they turned instead to building and loans associations. In 1890, various city officials, including the Superintendents of Schools and Buildings, highlighted the increased development in apartment houses, many of which were described as three-story buildings with two families per floor. Apartment houses in Newark around the turn-of-the-century, however, remained largely of the tenement style, with minimal exterior design ornamentation and interior amenities, and quickly developed into slums.³⁴

As the stigma surrounding apartment living softened in select locations in the early-20th century, local newspapers began to note the positive aspects of the housing type. Articles, such as the 1908 description of the Everett Court Apartments in *The Sunday Call*, highlighted exterior design ornamentation and interior features and finishes that distinguished apartment houses from tenement houses.³⁵

By the early-20th century, as was the case in most northeastern American cities, the population of Newark expanded rapidly. Between 1900 and 1910, the city’s population increased by 41.2 percent, or 101,399 people.³⁶ Part of this growth resulted from the migration of rural populations to cities in search of employment, but is largely attributed to the influx of European immigrants during the Second Great Wave. Of Newark’s 347,469 residents in 1910, 110,655 were foreign born; 31.8 percent of the total population.³⁷ The Second Great Wave largely included southern and eastern European immigrants, though Irish and German immigrants continued to arrive as they had been since the mid-1800s. Among the largest immigrant groups, were Irish, Germans, Italians, and Russians.³⁸ It is important to note, that many of the early German immigrants were Jewish, which resulted in Newark and the Springfield-Belmont neighborhood’s association as a Jewish enclave. Similarly, the Russians that arrived in the first decade of the 20th century were also primarily Jewish, and continued settlement patterns by moving into the Old Third Ward.³⁹ The Jewish neighborhood connection played a direct role in the development of the Everett Court Apartments.

The large influx of new residents required the development of apartment houses at the beginning of the century. As a result, apartment houses were constructed throughout the city. In 1910, Newark contained 128 apartment houses of various types. These apartment types were later defined in an un-authored context statement in the late-1990s and included: Commercial-Residential; Low Income Multi-Family (Tenements); Low-Rise;

³² “Apartment Houses for Glen Ridge,” *The Montclair Times*, Dec. 19, 1914.

³³ Popper, “Newark, N.J. 1870-1910,” p. 174.

³⁴ Popper, “Newark, N.J. 1870-1910,” p. 174-176.

³⁵ *The Sunday Call* featured various other examples in which they described the development of Apartment Houses in the city. These include, articles from April 27, 1913, September 18, 1921, and March 12, 1922, among others.

³⁶ *Newark, the City of Industry: Facts and Figures Concerning the Metropolis of New Jersey*, Newark Board and Trade: 1912, pg 17.

³⁷ Popper, “Newark, N.J. 1870-1910,” p. 128.

³⁸ *Ibid*, p. 130-131.

³⁹ *Ibid*, p. 139-140; “Russians,” *RiseupNewark.com*, accessed November, 16, 2020, <http://riseupnewark.com/chapters/chapter-1/russians/>.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 8

Rowhouse; and, Mid-Rise.⁴⁰ The Commercial-Residential type was first constructed around 1880 in New Jersey. The type consists of leasable commercial space at the first floor level, with apartments above. Typical architectural ornamentation consisted of bracketed cornices in late-19th and early-20th Century Revival architectural styles. The Low Income Multi-Family (Tenements) type dates back as early as 1880 in New Jersey. The type is typically two or more stories in height and generally features minimal design ornamentation limited to polychromatic brickwork or contrasting brick and stone exteriors. The Low-Rise type also dates to 1880 and became less fashionable by 1920. The type is three-stories or less and generally contained between six and ten units within. The type contained limited ornamentation at the exterior, which was typically found in polychromatic and decorative brickwork. The type housed a variety of residents and was often used as a form of tenement housing. The Rowhouse type pre-dates each of the other apartment house types in Newark, with a construction period beginning around 1865. Rowhouses could be anywhere from two- to five-stories in height with four to eight apartment units within. The earliest examples of rowhouse apartments were originally single-family dwellings converted to apartment use.⁴¹ The Mid-Rise type, however, was the most prominent and versatile of apartment houses in Newark at the beginning of the 20th century. The mid-rise type was most commonly constructed between 1900 and 1930, could be used to house a variety of residents, and was designed in a variety of styles. The type also featured high-style design elements at the exterior to differentiate the type from tenement housing and other low-income housing types.

No matter the type of apartment house, early-20th century apartment houses in Newark were constructed in close proximity to downtown Newark's Central Business District neighborhood. The further north, west, and south a neighborhood was from downtown, the less likely it was to contain apartment houses. For example, the Springfield-Belmont neighborhood, directly adjacent to downtown at west, contained 19 apartment houses in 1910, while the Upper Clinton Hill neighborhood, further removed to the southwest of both downtown and Springfield-Belmont, had only one. Of the 128 apartment houses constructed before 1910, 28% were located in the South Broad Street neighborhood, directly south of downtown; that is the highest amount for any single neighborhood.

By 1930, the number of apartment houses in the city ballooned to 464, again illustrating the city's growth and urban densification.⁴² Since that time, large scale redevelopment throughout Newark, including the Urban Renewal period between 1952 and 1967 and more recent development, has resulted in a significant loss of historic fabric, as evidenced by the extant number of pre-1910 apartment houses, 29 (see Appendix A). Neighborhoods located adjacent to the Central Business District, as well as the Central Business District itself, contained the largest groupings of apartment houses. For example, the South Broad Street and Springfield-Belmont neighborhoods, which abutted the Central Business District, had the largest amount of apartment houses at 37 and 19, respectively. Other neighborhoods with more than ten apartment houses included Lower Roseville to the northwest, with 16 apartments, Mount Pleasant to the north, with 11, and the Central Business District, with 11. As of 2020, only 29 of the 128 apartment houses in operation in 1910 remain extant, 23% of the total number. Demolition of the city's historic apartment houses is most noticeable in the Springfield-

⁴⁰ 1910 Newark City Directory, Newark, NJ: Price & Lee Co., 1910; Un-Authored and Un-Dated Context Statement, titled "Apartments in New Jersey," located in New Jersey Historic Preservation Office Surveys.

⁴¹ Un-Authored and Un-Dated Context Statement, titled "Apartments in New Jersey," located in New Jersey Historic Preservation Office Surveys.

⁴² 1930 Newark City Directory, Newark, NJ: Price & Lee Co., 1930.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 8 Page 9

Belmont neighborhood. Of the 19 apartment houses operating in 1910, only one, the Everett Court Apartments, remains extant.⁴³

Newark's Mid-Rise Apartment Houses

During the period of significance for the Everett Court Apartments (1908), a variety of apartment types were developing throughout the State of New Jersey. Specific urban types from the late-19th and early-20th centuries include: Commercial-Residential Apartments; Low-Income Multi-Family Apartments, or Tenements; Low-Rise Apartment Houses; Rowhouses, or converted single-family residences; and, Mid-Rise Apartments. An un-authored 1990s context statement, titled "Apartments in New Jersey," provides the framework for defining these types of apartment houses, as well as others.⁴⁴

The mid-rise apartment house was perhaps one of the most common apartment types constructed in turn-of-the-century Newark. Mid-rise apartments were largely developed from 1900 to 1930, though in some cases examples from the 1940s exist. The type allowed for a variety of sizes and configurations, intended occupants, and architectural styles, which made its construction all the more valuable to developers in the city. Typical design components of the type include:

- Height: 3-5 stories, plus basement level;
- Bays – 3-5 at primary elevation;
- Apartment Units – 25-35;
- Plan – Rectangular/Square, U-Shape, H-Shape, Triangle;
- Setting – Urban centers, Former residential neighborhoods, Residential neighborhoods;
- Architectural Styles – Late Victorian, Late 19th and Early 20th Century Revivals, and Modern Movement;
- Exterior Materials – Brick, Stone, Stucco;
- Design Features – Single ornamental principal public entrance, Stone trim, Patterned Brickwork, and Base, shaft, and cornice composition with separation of materials at each level.

Also typical of early-20th century mid-rise apartment houses is the high-quality of design found on earlier examples. The noteworthy design features, as described above, were necessary to distinguish the type from tenement houses and, therefore, secure tenants. Later mid-rise examples, however, are far less ornamental in features and finishes. Although they contain similar design elements, such as pattern brickwork and stone bands, examples constructed closer to 1930 are less ornate, include minimal ornamentation, and use less expensive materials. A good example of this is the Castle Apartments, located at 511-515 Roseville Avenue in the Upper Roseville neighborhood, north of downtown Newark. The Castle Apartments is a brick U-shaped building, with a simple Classically-themed stone entrance, minor ornamental brickwork, and small sections of a stone balustrade at the cornice level. Earlier examples, contain more noteworthy features, including a full cornice, arched entryways, and a separation of materials from the lower and upper floors.

⁴³ An analysis of Newark's extant apartment houses was completed utilizing city directories, historic maps, and google street view images. Due to redevelopment within the city, including demolition of buildings, street name changes, and removal of streets, the exact location of 7% of the pre-1910 apartment houses were not accounted for. Approximate numbers are provided as a result.

⁴⁴ Un-Authored and Un-Dated Context Statement, titled "Apartments in New Jersey," located in New Jersey Historic Preservation Office Surveys.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 10

Redevelopment efforts in Newark have resulted in a significant loss of early examples of the mid-rise apartment type. As described in the table in Appendix A, only 29 of the 128 apartment houses in operation in 1910 remain extant in some capacity. The high levels of demolition make it impossible to know the exact number of mid-rise apartments at that time. Of the 29 extant buildings, however, half of them are of the mid-rise type. Many exist in poor condition, or have been altered to some extent.

The Everett Court Apartments as an Example of an Early-20th Century Mid-Rise Apartment

The Everett Court Apartments embodies the characteristics of the mid-rise apartment type that was commonly constructed in Newark between 1900 and 1930. Of the standard design elements, the building largely follows the defined elements of the type. Specifically, the rectilinear building remains set in a primarily residential urban neighborhood in close proximity to the downtown center. Additionally, the building is five-stories in height, with a daylighted basement level, as well as five-bays wide. Each of those aspects fits within the defined parameters. The difference between the defined elements and the design of the Everett Court Apartments exists solely with the amount of units contained in the building. The Everett Court Apartments contained only 15 units upon opening, which may have been a result of either the size of the lot or the desire to offer more space to tenants, whereas the standard mid-rise typically contained 25-35 units.

The additional design elements of the mid-rise type offered the developer and architect the freedom to create a unique and distinct building within the guise of a mid-rise apartment house. Nathan Myers' design of the Everett Court Apartments was completed in the Italian Renaissance Revival style, an offshoot of the Late 19th and Early 20th Century Revivals period in architecture. The building follows a common mid-rise apartment house design trait, being constructed in a base, shaft, and cornice composition. Myers showcased the Italian Renaissance Revival style in this form using a cast-stone piano nobile at the first floor and daylight basement levels, with a brick shaft, and a decorative, projecting metal cornice supported by similarly decorative brackets. When completed the building also contained a balustrade atop the cornice. The balustrade was removed at some point in the 20th century. The design is further accentuated by the use of pressed metal bay windows on the south, east, and west elevations, as well as the south elevation's centrally located concave bay window form. A final example of the Everett Court Apartments' exceeding the standards of the mid-rise apartment type, is located in the building's Court Street entrance. The cast stone, arched entryway highlights the primary entrance to the building, features decorative cast stone brackets, and is topped with a Juliet porch and balustrade.

As an early example of the mid-rise apartment type, the Everett Court Apartments features a high-end design at the exterior that is not typical of the examples constructed closer to 1930. The exterior design components remain largely intact, with the exception of the roof balustrade. Further, Nathan Myers' design holds the corner of Court Street and University Avenue. To this day, Court Street remains a parkway, complete with street trees and landscaped traffic islands. Myers purposefully oriented his building toward Court Street, with its high-style Italian Renaissance design and cast-stone arched entrance facing the parkway. This design consideration was extended to the east elevation, where the Italian Renaissance style elements of the building continue along the historically commercial-based University Avenue. The orientation of the building serves as an excellent example of the level of planning involved in Myers' design.

The building's significance extends beyond its exterior design components. Also noteworthy, was construction method and interior features, which were completed in the most modern, in 1908 terms, methods. The Everett Court Apartments was constructed of modern fireproof masonry, and featured: a high-speed elevator;

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 11

dumbwaiter system, which accessed the servant's quarters at the basement; and, a system of intercommunicating bells and speaking tubes to conveniently call wait staff.⁴⁵

The Everett Court Apartments survives as one of a very small number of apartment houses from its time period. As an example of a mid-rise apartment house, it exists in a very well preserved state that allows it to convey the importance of the type on both the Springfield-Belmont neighborhood, of which the Everett Court Apartments is the sole surviving apartment house built before 1910, and the City of Newark as a whole.

Comparative Analysis

As a result of large-scale redevelopment efforts throughout Newark in the mid-to-late-20th century, many of the historic apartment houses were demolished in favor of modern construction. The mid-rise apartment type, in particular, was effected by these efforts. For example, the Everett Court Apartments remains the only pre-1910 example of a mid-rise apartment house in the Springfield-Belmont neighborhood. Alternative examples that date to the same period (pre-1910), do exist in other neighborhoods around the city. Many have been heavily altered, such as The Brunswick at 21-23 Brunswick Street, The Laurel, at 174 N 12th Street, or the Lexington at 62 Ridgewood Avenue. Others, including The Astoria at 58 Astor Street and the Carolyn at 86 Brunswick Street, are simpler in design or have lost significant exterior features.

The closest comparable examples to Everett Court, which also feature high-style design elements typical of early mid-rise apartment houses, are located in the South Broad Street neighborhood. These apartment houses include: The Avon and The Stratford at 1203 & 1205 Broad Street; The Fulton at 1185 Broad Street; The Gotham at 11 Thomas Street; and, The Parker at 26-28 Elizabeth Avenue.

The Avon & The Stratford (1203 & 1205 Broad Street): Both the Avon and the Stratford Apartments were constructed c. 1908. Both buildings incorporate many of the common design elements of the mid-rise type. The nearly identical apartment houses, are four-stories tall and three-bays wide on their primary, Broad Street, elevations. Additionally, they are designed in the base, shaft, and cornice composition. Similarly to the Everett Court Apartments, both building have received new primary entrances and new windows. What separates the Everett Court Apartments from these two buildings, however, is its overall quality of design and use of different materials. The Avon and the Stratford contains painted brick at the first floor level, with exposed red brick at the shaft portion of the building, as opposed to the cast stone piano nobile of the Everett Court Apartments. Further, the primary entrances to the buildings feature a simple post and lintel design. Everett Court also stands out with a more pronounced concave bay form at center of its primary, Court Street, elevation. Although both the Avon and Stratford incorporate the concave bay, it is less pronounced and does not feature the decorative arch at the cornice level.

The Fulton (1185 Broad Street): The Fulton Apartments was constructed c. 1910. The building is four-stories tall with a basement, and is four bays wide. It is constructed in the shaft, base, and cornice, composition, and uses decorative brickwork to separate each space; painted brick separates the basement from the first floor level. The Fulton also features an ornate entrance at center of the primary, Broad Street, elevation, with two wood bay windows above the entrance. The Fulton, however, has been altered and is missing a key character defining feature, its cornice. Similar to the Everett Court Apartments, windows and doors have been replaced. Unlike the

⁴⁵ "Fifteen Family Apartment House Going Up at Court and Plane Streets", *The Sunday Call* (Newark, NJ) July 12, 1908.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 12

Everett Court Apartments, however, the Fulton has a second entrance that was cut into the basement level on the primary elevation. Further, the Fulton's design is limited to its primary elevation. Secondary elevations are utilitarian.

The Gotham (11 Thomas Street): The Gotham Apartments was constructed c. 1910. The building is a four-story, four-bay wide mid-rise apartment. The Gotham is in the worst condition of the five comparable apartments to the Everett Court Apartments. Windows have been removed and not infilled or boarded, except for on the first floor. Parts of the cornice are missing, and secondary design features, including the balustrades beneath the first floor windows, are broken. Despite its poor condition, the Gotham contains a high-style design typical of mid-rise apartments of the pre-1910 era. Design features include a decorative lintel at the partially infilled primary entrance, bay windows in the two central bays, and Ionic pilasters at the outer two bays. Similar to the Fulton, the Gotham's design is limited to its primary, Thomas Street, elevation, as it is located directly adjacent to alternate mid-rise apartment types constructed after 1910.

The Parker (26-28 Elizabeth Avenue): The Parker Apartments was constructed c. 1908. It is four-stories in height, with a basement level, and contains three-bays along its primary, Elizabeth Avenue, elevation. The building's base, shaft, and cornice composition is comprised of cast stone at the basement and first floor levels, brick at the upper floors, and a metal cornice. The primary elevation's serpentine design creates a simple bay window and concave bay window form at each of the three bays. Lastly, the Parker's primary entrance, which has been replaced, is covered and supported by decorative columns. The Parker is perhaps the closest, in terms of overall design quality, to the Everett Court Apartments. Its use of different materials to delineate the base, shaft, and column composition is very similar to that of the subject building. Unlike the Everett Court Apartments, however, the Parker's design ornamentation is limited to its primary entrance. Further, the design quality of the primary entrance and cornice level is lacking when compared to those of Everett Court.

The loss of key character defining features at the exterior, inappropriate alterations, and significant decay from years of neglect have resulted in a lack of integrity for the extant mid-rise apartment types in Newark. The Everett Court Apartments retains integrity of design, workmanship, and materials with minimal exterior alterations since construction in 1908. As such, the building serves as an excellent example of the mid-rise apartment type that was a common housing type in Newark in the early portions of the 20th century. Unlike the comparable buildings, the Everett Court Apartments has undergone only minor alterations at the exterior, including window and door replacement and removal of the roof balustrade. The subject building's piano nobile remains undisturbed by inappropriate openings. Despite window replacement, the upper floors retain the character-defining features that were so prominently showcased when the building opened in 1908; namely, the pressed metal bay window forms, centrally located concave bay window form, and metal cornice. Together, the retention of key exterior features and materials allows for the Everett Court Apartments to convey its significance as an early and rare surviving example of the mid-rise type.

*The Springfield-Belmont Neighborhood*⁴⁶

Beginning in the mid-19th century, the Springfield-Belmont neighborhood became home to a large community of Eastern European Jews. The immigrants organized the first Jewish congregation, B'Nai Jeshurun, in New

⁴⁶ The Springfield-Belmont neighborhood is located within the old Third Ward, now Central Ward. The neighborhood is unofficially bound by South Orange Avenue at the north, Avon Avenue at south, Dr. Martin Luther King Boulevard and University Avenue to the

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 13

Jersey in 1848, worshipping in an attic on Arlington Street, opposite University Avenue at west.⁴⁷ Newark's early Jewish population was distinct from those of other cities, such as New York, in that most were not factory or industrial workers. Instead, the Jews of Newark formed a merchant class and worked as traders, grocers, tailors, mechanics, technicians, artisans, jewelers, and repairmen.⁴⁸ Although the neighborhood was not limited specifically to Jewish residents, the impact of the Jewish community on Springfield-Belmont was strong at the time of construction on the Everett Court Apartments.

During the period of significance of the Everett Court Apartments in 1908 and directly after, the character of the Springfield-Belmont neighborhood was primarily residential, with light commercial activity on High Street (now Dr. Martin Luther King Blvd.). Additional apartment buildings were constructed in the neighborhood at that time, however, redevelopment efforts in the neighborhood resulted in their demolition during the middle portions of the century. Perhaps the most telling example of this is found in the demolition of a block of six apartment houses on Hunterdon Street at the west end of the Springfield-Belmont neighborhood. Each of the Horican (305 Hunterdon), Hopatcong (301 Hunterdon), Oneida (299 Hunterdon), Mohawk (295 Hunterdon), Cayuga (293 Hunterdon), and Seneca (289 Hunterdon) Apartments were constructed c. 1908. All six of the mid-rise apartment buildings were four stories in height with a basement level. As shown in historic aerial images, all six of the adjacent apartment houses were demolished between 1966 and 1969. The properties remained vacant lots until the late-20th century, when two and a half story duplexes were constructed in their place.

A second example of the impact of redevelopment efforts on early-20th century apartment houses in the neighborhood is the former Commercial-Residential apartment house at 81 Prince Street. 81 Prince Street, located to the west of the Everett Court Apartments at the intersection of Prince and Court Streets, was a four-story brick and stone Commercial-Residential apartment house constructed in 1913. Designed by architect Arthur Connelly, the building featured retail space on the first floor, with office suites and apartments at the upper floor levels. Connelly's design was detailed in an April 27, 1913 *Sunday Call* article, which explained the building's design in a similar fashion to the paper's description of the Everett Court Apartments in 1908.⁴⁹ The Commercial-Residential apartment house at 81 Prince Street, however, was demolished prior to 1969 to make way for a modern apartment complex.

Echoing the changes to the built environment of the neighborhood in the mid-20th century was the change in its ethnic make-up. Attracted by employment opportunities, particularly openings resulting from the World War II industrial boom, large populations of African-Americans from the southern United States moved to Newark as part of the Great Migration. This migration catalyzed white flight in the city, and the Springfield-Belmont area suffered from poverty and racial inequity. A concentration of public housing developments were constructed in the 1960s east of Bergen Street, and many of the area's historic structures suffered from neglect or demolition

east, and Bergen Street at west. Historically, the principal commercial thoroughfare of the neighborhood was Dr. Martin Luther King Boulevard, historically High Street, with ancillary thoroughfares including Springfield Avenue, Prince Street, Court Street, and Belmont Avenue (present-day Irvine Turner Boulevard).

⁴⁷ Ulana D. Zakalak, Oheb Shalom Synagogue, National Register of Historic Places Nomination, January 16, 1990.

⁴⁸ Popper, "Newark, N.J. 1870-1910," p. 139-140.

⁴⁹ "New Brick Building for Northeast Corner of Prince and Court Streets," *The Sunday Call* (Newark, NJ) April 27, 1913.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 14

by urban renewal campaigns. The Springfield-Belmont neighborhood was also one of the areas in Newark hit hardest by the civil unrest of July 1967, when dozens of buildings were damaged or destroyed in race riots.⁵⁰

Much of the historic fabric of the Springfield-Belmont neighborhood is no longer extant due to redevelopment or demolition by neglect. Therefore, the Everett Court Apartments serves as an important reminder of the neighborhood's turn-of-the-century character. Further, as the sole remaining example of the early-era of mid-rise apartment houses in Springfield-Belmont, the Everett Court Apartments is unique in its ability to convey the housing development at the height of Newark's population growth in the early 20th century.

Similar surviving buildings in the Springfield-Belmont neighborhood that date to the early-20th century are located on or adjacent to Dr. Martin Luther King, Jr. Blvd. There are several individual properties in the neighborhood that have been listed in the National Register of Historic Places. All of those examples were constructed between 1880 and 1925. These buildings include: St. James A.M.E. High Street Presbyterian Church, known today as St. James' AME Church, listed in 1972 (588 Dr. Martin Luther King Jr. Blvd.); Community Hospital, listed in 2004 (130 W. Kinney Street); Krueger Mansion, known today as the Scott Civic Center, listed in 1972 (601 Dr. Martin Luther King Jr. Blvd.); Feigenspan Mansion, listed in 1977 (710 Dr. Martin Luther King Jr. Blvd.); Glencoe, also known as Coe Mansion, listed in 1991 (698 Dr. Martin Luther King Jr. Blvd.); and Oheb Shalom Synagogue, also known as Metropolitan Baptist Church, listed in 1990 (32 Prince Street).

Conclusion

Constructed in 1908 as a mid-rise apartment building, the Everett Court Apartments stands as one of the few remaining examples from that era of the type in Newark. Designed by local architect Nathan Myers, the building's prominent Italian Renaissance Revival design denotes the importance of the exterior appearance of the building, which was necessary to attract tenants and separate the type from tenement houses. The Everett Court Apartments retains a great deal of integrity of design, workmanship, and materials, showcased by its cast stone piano nobile, protruding bay windows, concave central bay on the south elevation, bracketed eaves, cast stone keystones, lintels, and sills, and lightwell at the east elevation, which all remain as character-defining features. As such, the Everett Court Apartments is locally significant under Criterion C in the category of Architecture.

Urban Renewal initiatives in the mid-20th century, as well as late-20th century and 21st century undertakings, have resulted in a significant amount of redevelopment in the Springfield-Belmont neighborhood. The Everett Court Apartments remains as the sole example of the mid-rise apartment type from its earliest era of development in the neighborhood. When compared with examples from outside Springfield-Belmont, the building's high-quality design sets it apart from its contemporaries. The Everett Court Apartments, therefore, is an excellent example of an early-20th century mid-rise apartment house in Newark.

Additional Context

Architect: Nathan Myers

⁵⁰ Colleen O'Dea, "Newark Before the Comeback: A City Marked by White Flight, Poor Policy," *NJSpotlightNews.com*, September 4, 2019, accessed November 16, 2020, <https://www.njspotlight.com/2019/09/19-09-02-newark-before-the-comeback-a-city-marked-by-white-flight-and-poor-policy/>

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New JerseySection number 8 Page 15

Nathan Myers was a local, Newark-based architect. Born in Newark in 1875 to Jewish-Austrian parents who immigrated to the United States prior to Myers' birth, Myers studied architecture at Cornell University, before returning to the city and beginning his practice.⁵¹ As a senior in Cornell's architecture program, Myers completed his thesis on the architecture of Venice, Italy, a study he would later showcase in his Everett Court Apartments design.⁵² His work included synagogues, retail stores, hospitals, apartment buildings, and private residences, many of which were located in Newark and other New Jersey municipalities.⁵³ In 1927, after over thirty years of individual practice, he formed Myers, Bigelow & Shanley with two other local Newark architects.⁵⁴ Nathan Myers died at the age of 62 on August 12, 1937.⁵⁵

Of Myers' noteworthy designs in Newark were the old Beth Israel Hospital in the Weequahic neighborhood, the former Hamilton Building and Loan Association located at 535-541 Dr. Martin Luther King Jr. Blvd., and the since demolished Court Theater and Lyceum Theater. He is also credited for the design of the former Bamberger Broadcasting Company Power Station in Kearny, NJ, St. Anne's Villa in Convent Station, NJ, and St. Paul's AME Zion Church in Orange, NJ.⁵⁶

Myers best known designs are both listed in the National Register of Historic Places. The Hersh Tower Building, located at 125-129 Broad Street in Elizabeth, New Jersey, was listed in 1995 as a contributing resource to Elizabeth's Mid-Town Historic District. The building is an excellent example of the Art Deco style, utilizing decorative metal panels, paired with brick at the upper floors, and stands as one of the state's finest examples of the style.⁵⁷ The second building of Myers' listed in the National Register is the Temple B'Nai Abraham, located at 621 Clinton Avenue in Newark. The building was listed in 2006 for its significance architecturally, as a Neo-Classical synagogue, in the area of religion, and in the area of social history.⁵⁸ Both buildings, as well as the Everett Court Apartments, serve as examples of Nathan Myers ability to design exceptional buildings in a wide variety of styles.

⁵¹ "Nathan Myers, Newark Architect, a Graduate of Cornell, Succumbs at 62," *The New York Times*, August 14, 1937.

⁵² Nathan Myers, *The Architecture of Venice*, Ithaca, NY: Cornell University, 1896.

⁵³ 1920 U.S. Federal Census, Newark Ward 9, Essex County, New Jersey; "Creator of Newark Synagogue Architecture Rose to Prominent Position Through Hard Work", *Jewish Chronicle*, January 6, 1922.

⁵⁴ "Architects to Move Into New Quarters", *Jewish Chronicle* (Newark, NJ), May 13, 1927.

⁵⁵ "Obituary, Nathan Myers, 62, Leading Architect". *Jewish Chronicle* (Newark, NJ), August 20, 1937.

⁵⁶ "Obituary, Nathan Myers, 62, Leading Architect". *Jewish Chronicle* (Newark, NJ), August 20, 1937.

⁵⁷ Heritage Studies Inc., Mid-Town Historic District, National Register of Historic Places Nomination, 1995.

⁵⁸ Ulana D. Zakalak, Temple B'Nai Abraham, National Register of Historic Places Nomination, 2006.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 8 Page 16

Appendix A: Pre-1910 Apartment Houses in Newark by Neighborhood⁵⁹

Neighborhood	Apartment Houses in 1910	1910 Apartment Houses Extant in 2020	Percentage Extant
Central Business District (Downtown)	11	1	0.78%
Mount Pleasant	11	2	1.5%
Lower Roseville	16	4	3%
Fairmount	9	4	3%
University Heights	9	2	1.5%
West Side	3	1	0.78%
Springfield-Belmont	19	1	0.78%
Upper Clinton Hill	1	0	0%
Lower Clinton Hill	3	1	0.78%
South Broad Street	37	13	10%
Undetermined Location	9	0	0%
Totals	128	29	23%

⁵⁹ An analysis of Newark's extant apartment houses was completed utilizing city directories, historic maps, and google street view images. Due to redevelopment within the city, including demolition of buildings, street name changes, and removal of streets, the exact location of 7% of the pre-1910 apartment houses were not accounted for. Approximate numbers are provided as a result.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 9 Page 2

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number 10 Page 1

Verbal Boundary Description (Describe the boundaries of the property.)

The building is on a 0.38 acre lot at the northeast corner of the intersection Court and University streets. The building occupies the southeast section of the site, with a footprint of approximately 90 feet east-west and 75 feet north-south. A paved surface parking lot is at the north of the parcel, measuring approximately 110 feet north-south and 95 feet east-west. The parking lot was not historically associated with the subject building, having originally contained a single-family dwelling that was demolished in the 1970s. The site slopes down slightly to the east. The building is to the lot line on the east and south, with several feet to the lot line on the west, which is separated from the neighboring lot with wood fence, anchored with a brick pillar and wrought iron gate extending from the southwest corner of the lot to the southwest corner of the building.

Boundary Justification (Explain why the boundaries were selected.)

The boundary denotes the full tax parcel of the property at Block #100, Lot #14 in the City of Newark, New Jersey.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number Photo Log Page 1

Name of Property: Everett Court Apartments
City or Vicinity: City of Newark
County: Essex County
State: NJ
Name of Photographer: Nate Kurwen
Date of Photographs: August 13, 2019
Location of Original Digital Files: 15 W. Highland Ave., Philadelphia, PA 19118

Photo #1 (NJ_EssexCounty_EverettCourtApartments_0001)
South (left) and East (right) elevations, view looking northwest.

Photo #2 (NJ_EssexCounty_EverettCourtApartments_0002)
South elevation, view looking north.

Photo #3 (NJ_EssexCounty_EverettCourtApartments_0003)
East elevation, view looking west.

Photo #4 (NJ_EssexCounty_EverettCourtApartments_0004)
North (right) and East (left) elevations, view looking southwest.

Photo #5 (NJ_EssexCounty_EverettCourtApartments_0005)
West elevation, view looking south.

Photo #6 (NJ_EssexCounty_EverettCourtApartments_0006)
First Floor, Entrance Vestibule, view looking northeast.

Photo #7 (NJ_EssexCounty_EverettCourtApartments_0007)
First Floor, Typical Corridor, view looking northeast.

Photo #8 (NJ_EssexCounty_EverettCourtApartments_0008)
Second Floor, Typical Stairwell, view looking north.

Photo #9 (NJ_EssexCounty_EverettCourtApartments_0009)
Fourth Floor, Typical Apartment, view looking south.

Photo #10 (NJ_EssexCounty_EverettCourtApartments_0010)
Fourth Floor, Typical Apartment, view looking west.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number Photo Key Page 1

The Everett Court Apartments National Register Nomination Photograph Key: Exterior/Site



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number Photo Key Page 2

The Everett Court Apartments National Register Nomination Photograph Key: Interior, 1st Floor



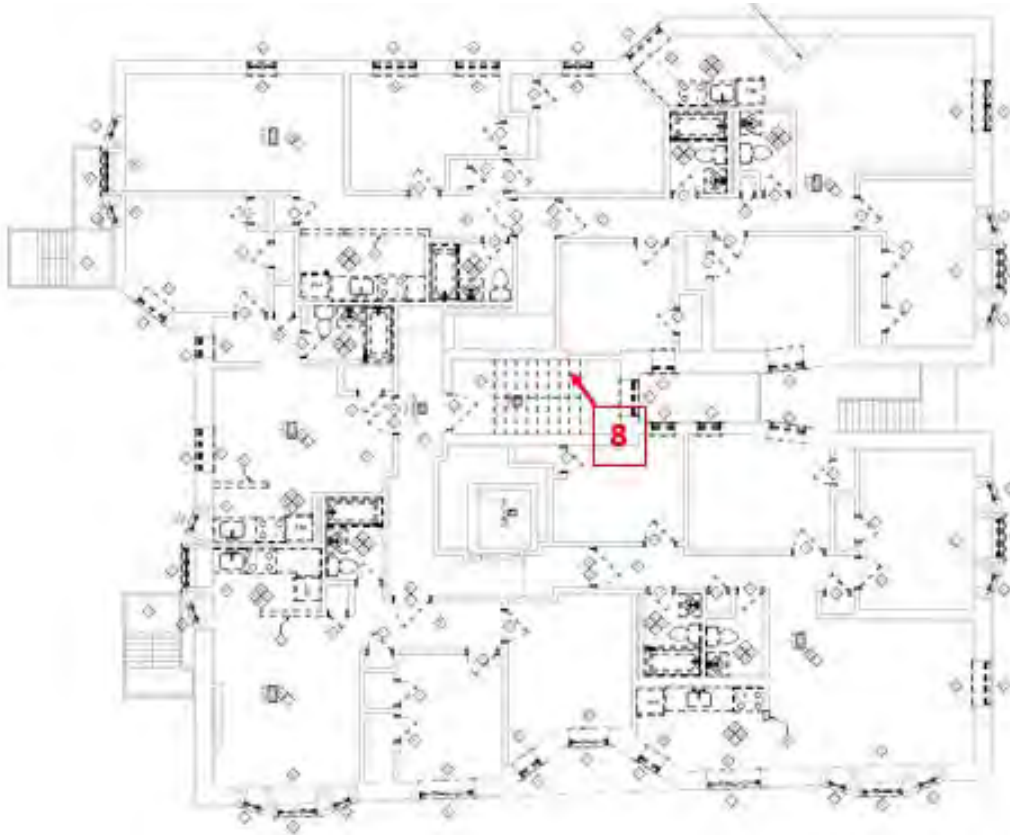
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number Photo Key Page 3

The Everett Court Apartments National Register Nomination Photograph Key: Interior, 2nd Floor



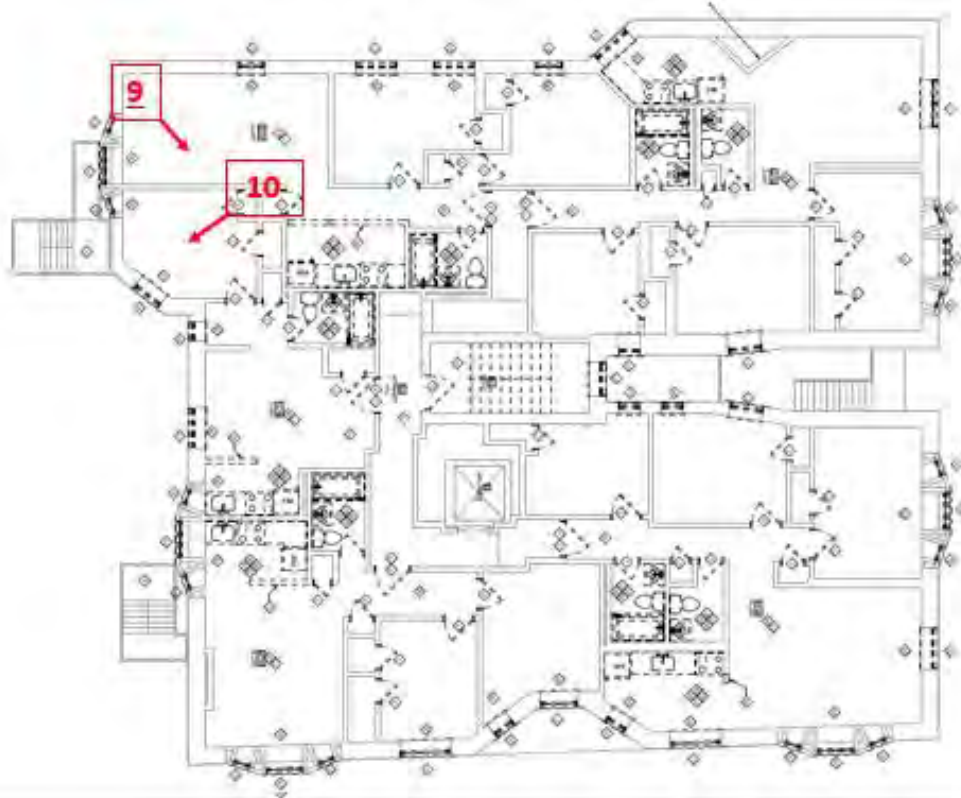
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National Register of Historic Places Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number Photo Key Page 4

The Everett Court Apartments National Register Nomination Photograph Key: Interior, 4th Floor



The Everett Court Apartments

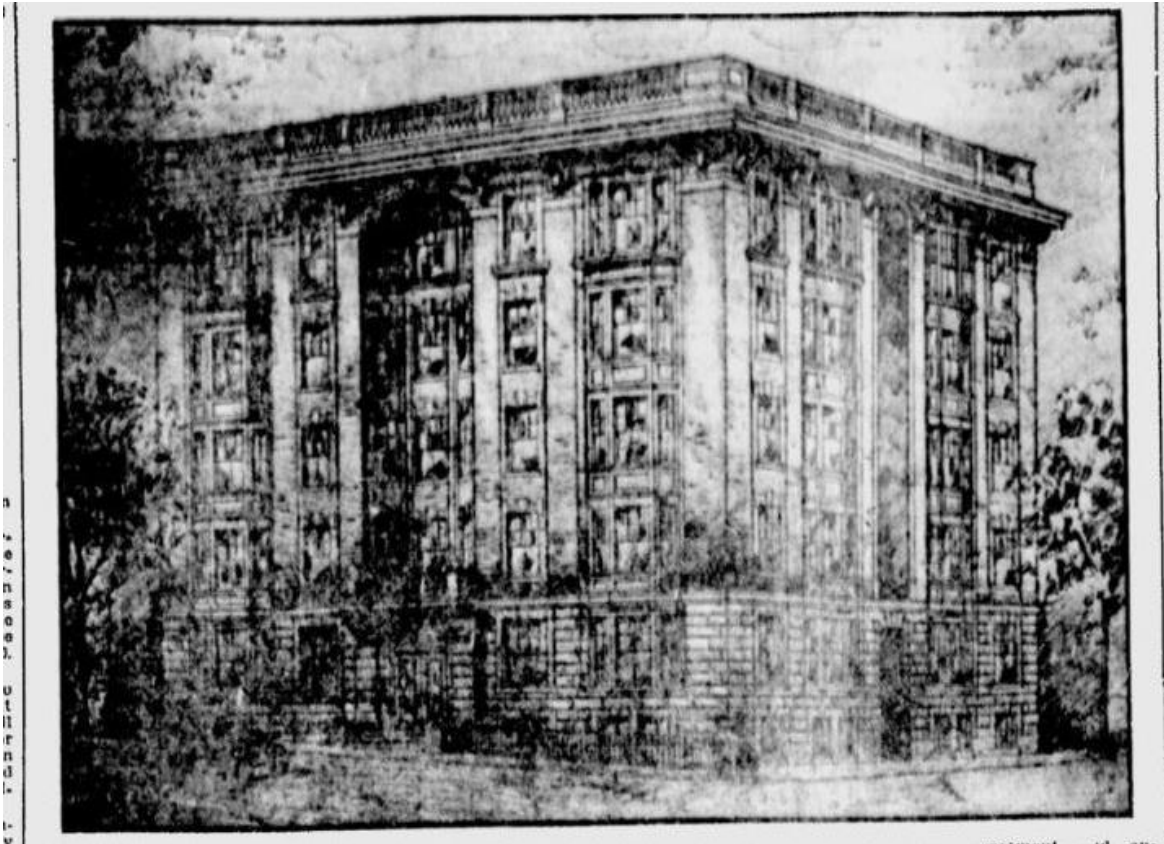
Essex County, New Jersey

Name of Property

County and State

“Fifteen-Family Apartment House Going Up At Court and Plane Streets,” July 12, 1908

Source: *The Sunday Call*



The Everett Court Apartments
Name of Property

Essex County, New Jersey
County and State

Source: Shade Tree Commission of the City of Newark, New Jersey, 1914



The Everett Court Apartments
Name of Property

Essex County, New Jersey
County and State

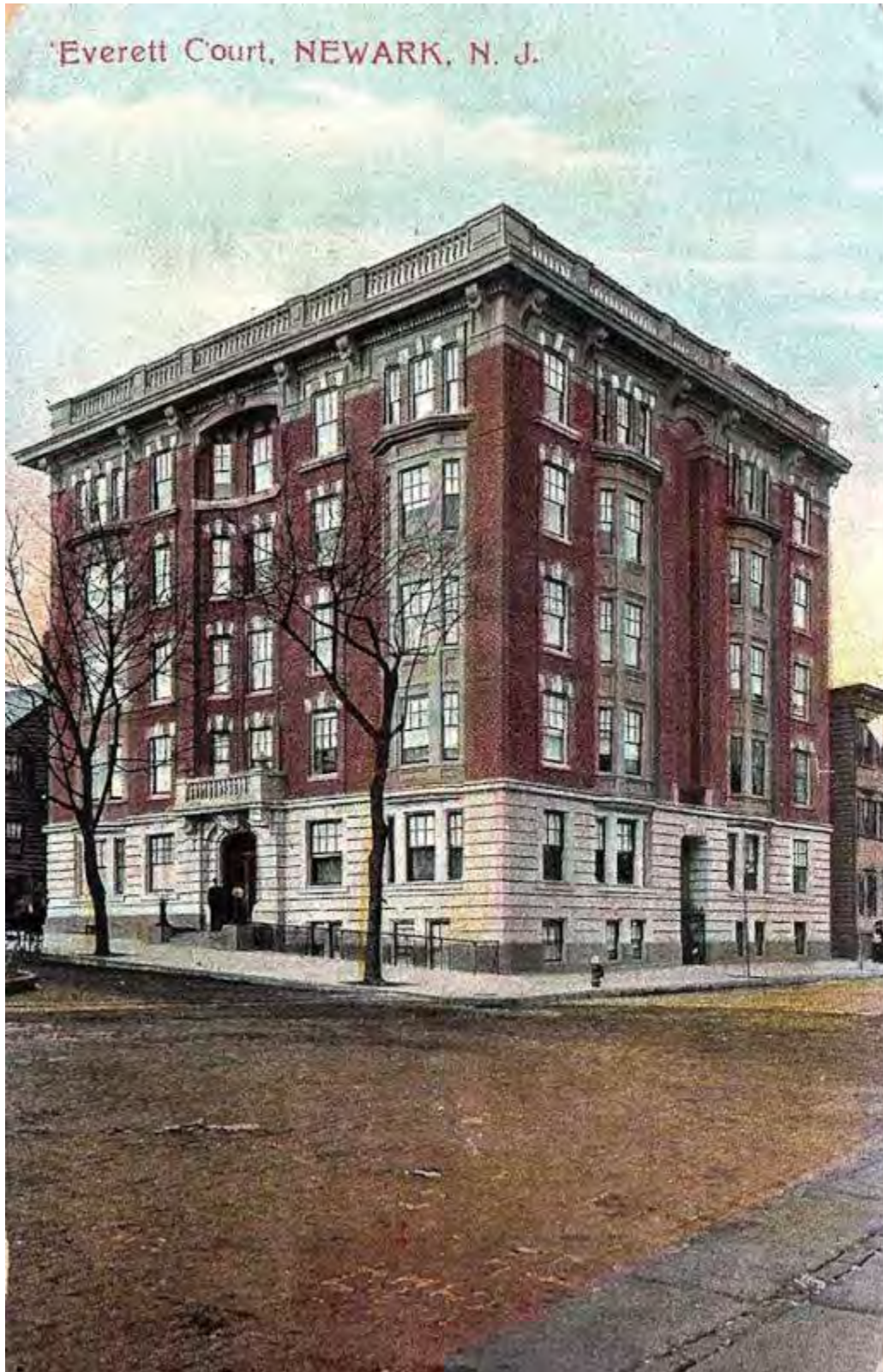
“Large Central Apartment Sold,” May 9, 1920.
Source: *The Sunday Call*



The Everett Court Apartments
Name of Property

Essex County, New Jersey
County and State

Historic Postcard, date unknown.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number Photos Page 1



Photo 1. Everett Court Apartments, South and East Elevations, view looking northwest.



Photo 2. Everett Court Apartments, South Elevation, view looking north.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number Photos Page 2



Photo 3. Everett Court Apartments, East Elevation, view looking west.



Photo 4. Everett Court Apartments, North and East Elevations, view looking southwest.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number _____ Photos _____ Page 3



Photo 5. Everett Court Apartments, West Elevation, view looking south.



Photo 6. Everett Court Apartments, First Floor, Entrance Vestibule, view looking northeast.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number _____ Photos _____ Page 4



Photo 7. Everett Court Apartments, First Floor, Typical Corridor, view looking northeast.



Photo 8. Everett Court Apartments, Second Floor, Typical Stairwell, view looking north.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The Everett Court Apartments
Essex County, New Jersey

Section number _____ Photos _____ Page 5



Photo 9. Everett Court Apartments, Fourth Floor, Typical Apartment, view looking south.



Photo 10. Everett Court Apartments, Fourth Floor, Typical Apartment, view looking west.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/13/2021 Date of Pending List: 5/25/2021 Date of 16th Day: 6/9/2021 Date of 45th Day: 6/28/2021 Date of Weekly List: 7/2/2021

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input checked="" type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 6/28/2021 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

NATURAL AND HISTORIC RESOURCES

OFFICE OF THE ASSISTANT COMMISSIONER

501 East State Street

P.O. Box 420, Mail Code 501-03A

Trenton, New Jersey 08625-0420

Tel. (609) 984-0176 • Fax (609) 984-0178

www.nj.gov/dep/hpo

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May 6, 2021

Ms. Joy Beasley
Keeper, National Register of Historic Places
National Park Service
Department of the Interior
Mail Stop 7228
Washington, D.C. 20240

Dear Ms. Beasley:

The accompanying .pdf's contain the true and correct copy of the nomination for the Everett Court Apartments, located in Essex County, New Jersey.

This nomination has received unanimous approval from the New Jersey State Review Board for Historic Sites. All procedures were followed in accordance with regulations published in the Federal Register.

Should you want any further information concerning this nomination, please feel free to contact Katherine J. Marcopul, Administrator, New Jersey Historic Preservation Office, Mail Code 501-04B, P.O. Box 420, Trenton, New Jersey 08625-0420, or call or text her at (609) 422-6383.

Sincerely,

RBukowski

Ray Bukowski
Deputy State Historic
Preservation Officer