Application for Project Authorization Under the New Jersey Register of Historic Places Act

NJ Department of Environmental Protection • Natural & Historic Resources • Historic Preservation Office

Date ____________________________

Applicant: City of Newark

State, County, or Municipal agency or instrumentality thereof, applying for authorization.

Note: If an application is being submitted by an authorized representative on behalf of a public agency, written authorization from the public agency must be submitted with the application.

Project Name: Washington Park Revitalization

Contact Person(s): __________________________________________________________________________

Address: 920 Broad Street, Newark, NJ 07102

Telephone ____________________________ FAX ____________________________ E-mail ____________________________

(FOR HPO USE ONLY) Technically and Professionally Complete Date ____________________________

New Jersey Register Listed Property Affected by Project

Name of listed Property or Historic District: James Street Commons Historic District; “Indian and the Puritan” Sculpture

Address of listed property: Washington Park

33 Washington Street

Block #: 23 Lot #: 1

Municipality: City of Newark County: Essex County

A. Required Documentation

Please enclose the documentation listed below as required by N.J.A.C. 7:4-7.1 (d). The required documentation, taken with the project description, must be sufficient to completely describe the proposed undertaking. When using attachments, please label using the letters and numbers (e.g., A.1.c) as listed herein.

See Attachment A

1. Complete lists (include addresses) of:
   a. Local historical societies
   b. Local historic preservation commissions
   c. All public and private property owners of registered property directly affected by the project. N.J.A.C. 7:4-7.1(d) stipulates that this list shall be the list of all private and public property owners (including right-of-way owners) named in the official municipal tax records and maps as of the date of the application’s submission and shall be notarized by the appropriate municipal official. This list is not the list of property owners within 200 feet of the project; (although submission of that list would be acceptable) it is the list of owners of registered properties which are directly physically impacted by the project. See Attachment A.1 and Appendix A
Please describe the proposed undertaking in full detail. Where functional or programmatic constraints call for changes to historic configurations, those constraints should be explained very clearly. (Use lettered attachments when necessary.)

See Attachment B
C. Statement of Purpose

Please state the need and/or purpose for the proposed undertaking. Address the public benefit of the proposed project. (Use lettered attachments when necessary)

See Attachment C

D. Alternatives/Mitigation

Please describe alternatives (or actions taken) that would avoid, reduce, or mitigate any encroachment of the project on the affected New Jersey Register listed property. Discuss feasibility and prudence of alternatives. (Use lettered attachments when necessary.)

See Attachment D

E. Project Funding

Please list sources of funding, including federal funds.

City of Newark
Audible, Inc.
Fidelco Realty Group
Mellon Foundation
Prudential Insurance Company of America

Harriet Tubman Monument Brick Campaign
Additional funding to be provided by adjacent property owners

F. Permits

Please list permits needed for the proposed project, including any necessary federal permits, licenses or approvals.

Newark Preservation and Landmarks Commission Approval
Newark Central Planning Board Site Plan Approval
Uniform Construction Code application
**OTHER INFORMATION**

The following information may also be needed depending on the nature of the project:

**Archaeology:** If an archaeological survey or other pertinent survey has been undertaken for this project, it must be included with the application. In all cases, when a professional archaeological survey is not included with (or proposed in) the application and the project will include ground disturbance, the rationale for not conducting survey must be enclosed. This rationale for all areas of potential ground disturbance should include detailed documentation of known prior uses (both modern and historic) and prior disturbances. Areas of potential ground disturbance include construction staging areas, areas of grading, etc. on the New Jersey Register listed property.

**Civil Engineering (particularly road & bridge projects):** Data which informs the basis of the project’s design such as: existing road limitations, traffic counts/studies, road classification, design speeds, design hourly volume, and predicted levels of service. Please provide specific references to the relevant AASHTO design tables. May include an Alternatives Analysis Report.

**Code:** Where a code requirement affects the treatment of historic features or spaces, please provide specific reference to the section of the code involved and indicate if flexible application of the code for historic buildings as allowed by the New Jersey Uniform Construction Code has been sought or granted.

**Economics:** If economic factors affect an aspect of the project or the design of a project as a whole, a detailed and documented breakdown of the costs involved should be attached to the application.

**Engineering:** If engineering concerns such as structural stability or load bearing capacity, etc. affect the project’s impact on the historic property, engineering reports, prepared by an engineer with demonstrated experience working with similar historic resources, should be attached to the application.

**See Appendix B**

**List of all Documents**

Please provide a complete listing of all documents including title. In all cases, when a professional archaeological survey is not included with (or proposed in) the application and the project will include ground disturbance, the rationale for not conducting survey must be enclosed.

See attached List of Documents

**Review Process**

Applications are submitted to the Historic Preservation Office (HPO). Within 30 days, the HPO will evaluate the application for technical and professional completeness. Faxed copies of applications do not formally initiate project review. Within 45 days of receipt of a technically complete application, HPO will determine if the project constitutes an encroachment and notify the applicant accordingly. If the HPO determines that a project does not constitute an encroachment (that the project is in conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties), the application is approved administratively by the HPO and does not require review before the Historic Sites Council. A project which constitutes an encroachment is scheduled for an upcoming Historic Sites Council meeting, and the applicant is so notified. The Historic Sites Council makes a recommendation in the form of a formal resolution to the Commissioner of the Department of Environmental Protection. The Commissioner must act within 120 days of receipt of a technically complete application. When the applicant has tight project schedules and deadlines to meet, the HPO strongly encourages early submission of applications.

Mail Code 501-04B
State of New Jersey
Department of Environmental Protection
Historic Preservation Office
PO Box 420 Trenton, NJ 08625-0420
TEL: (609) 984-0176 FAX: (609) 984-0578
www.nj.gov/dep/hpo

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Revised 8/04
List of Documents:

Attachment A: Required Documentation
    A.1: Interested Parties
    A.2: Maps
    A.3: Photographs
    A.4: Project Plans
    A.5: Historic Images and Figures

Attachment B: Project Description

Attachment C: Statement of Purpose

Attachment D: Alternatives/Mitigation

Bibliography

Appendix A: Notarized List of Public and Private Property Owners

Appendix B: Phase IB Archaeological Survey
ATTACHMENT A:

REQUIRED DOCUMENTATION
ATTACHMENT A.1:
INTERESTED PARTIES

a. **Local Historical Societies:**

Newark History Society
546 N 7th Street
Newark, NJ 07107

b. **Local Historic Preservation Commissions:**

Elizabeth Del Tufo, President
City of Newark Preservation & Landmarks Committee
P.O. Box 1066
Newark, NJ 07101

c. **Public and Private Property Owners:**

See Appendix A

d. **Local Government Units, Agencies and Statewide Organizations:**

Christopher Watson
City of Newark Central Planning Board
Office of Planning and Zoning
Department of Economic and Housing Development
920 Broad Street, Room 112
Newark, NJ 07102

Joseph N. DiVincenzo, Jr.
The Essex County Department of Parks, Recreation, and Cultural Affairs
115 Clifton Avenue
Newark, NJ 07104

Steven Tettamanti, Executive Director
New Jersey Historical Society
52 Park Place
Newark, NJ 07102

Matt Pisarski, AICP, PP, President
Preservation New Jersey
30 South Warren Street
Trenton, NJ 08608

e. **Partners**

Fidelco Realty Group
225 Millburn Avenue, # 202
Millburn, NJ 07041
Audible, Inc.
1 Washington Place
Newark, NJ 07102

Rutgers University, Newark
Office of Communications
Blumenthal Hall, Room 210
249 University Avenue
Newark, NJ 07102

Prudential Insurance Company of America
213 Washington Street
Newark, NJ 07102

L&M Development Partners
419 Park Avenue South, Floor 18
New York, NY 10016

New Jersey Performing Arts Center
1 Center Street
Newark, NJ 07102

The Berger Organization
50 Park Place
Newark, NJ 07102

The Newark Museum
49 Washington Street
Newark, NJ 07102

Newark Public Library
5 Washington Street
Newark, NJ 07101

f. Consulting Parties

Cliff Garten & Associates
1315 Preston Way
Venice, CA 90291

Edgewater Design, LLC
101 S. Harrison Street
East Orange, NJ 07018

KS Engineers, P.C.
494 Broad Street
Newark, NJ 07102

Chiesa Shahinian & Giantomasi PC
156 W. State Street
Trenton, NJ 08608
ATTACHMENT A.2:

MAPS

List of Figures:
1. U.S.G.S. Map
2. County Map
3. Aerial Map
4. Aerial Map with Historic District Boundaries
Attachment A.2 – Figure 1: U.S.G.S. Map
Attachment A.2 – Figure 2: County Map
(World Street Map, ESRI 2018).
Attachment A.2 – Figure 3: Aerial map
(from NJGIS Digital Orthographic Imagery, 2012).
Attachment A.2 – Figure 4: Aerial map illustrating the project location, the boundaries of the James Street Commons Historic District and the James Street Commons Historic District Addendum (NJR: 8/14/1983; NR: 9/21/1983).

- James Street Commons Historic District Addendum (NJR: 8/14/1983; NR: 9/21/1983)
ATTACHMENT A.3:

PHOTOGRAPHS
Attachment A.3 – Figure 1: Photo location map
(World Street Map, ESRI 2018).
Attachment A.3 - Plate 1: Perspective view of Washington Park at the intersection of Washington Street and Washington Place.

Photo view: Northeast

Photographer: Lauren Szeber

Date: February 12, 2019

Attachment A.3 - Plate 2: Perspective view of Washington Park.

Photo view: Northeast

Photographer: Lauren Szeber

Date: February 12, 2019
Attachment A.3 - Plate 3: Perspective view of Washington Park along Washington Street.

Photo view: Northeast

Photographer: Lauren Szeber

Date: February 12, 2019


Photo view: Southeast

Photographer: Lauren Szeber

Date: February 12, 2019
Attachment A.3 - Plate 5: View of Washington Park at the axis of Halsey Street along the park’s southern boundary. The path network (left) and the 1941 *First Academy in Newark Marker* (right) are both visible.

Photo view: Northeast
Photographer: Lauren Szeber
Date: February 12, 2019

Attachment A.3 - Plate 6: View of the monument *George Washington Bids Farewell* (1912) at the park’s southeast corner at the intersection of Washington Place and Broad Street.

Photo view: Northwest
Photographer: Lauren Szeber
Date: February 12, 2019
Attachment A.3 - Plate 7: Perspective view of Washington Park from an entry along Broad Street. Multiple monuments are visible, including the Line of March of Washington’s Army (1932), Don Luis Muñoz Rivera (1959), Seth Boyden (1890), and Christopher Columbus (1927).

Photo view: Northwest
Photographer: Lauren Szeber
Date: February 12, 2019

Attachment A.3 - Plate 8: View of the east border of Washington Park along Broad Street showing the New Jersey Transit Light Rail and Bus canopies.

Photo view: Northwest
Photographer: Lauren Szeber
Date: February 12, 2019
Attachment A.3 - Plate 9: Perspective view of Washington Park along the east border facing Washington Place. *George Washington Bids Farewell* (1912) is visible in the background.

Photo view: Southeast
Photographer: Lauren Szeber
Date: February 23, 2019

Attachment A.3 - Plate 10: View of *Christopher Columbus* (1927) from the east border of Washington Park.

Photo view: Northwest
Photographer: Lauren Szeber
Date: February 12, 2019
Attachment A.3 - Plate 11: Perspective view of Washington Park. The Ballantine Mansion (right) is visible in the background.

Photo view: Southwest
Photographer: Lauren Szeber
Date: February 12, 2019

Attachment A.3 - Plate 12: Perspective view of Washington Park with Seth Boyden (1890) visible in the foreground.

Photo view: Southwest
Photographer: Lauren Szeber
Date: February 12, 2019
Attachment A.3 - Plate 13: View of Seth Boyden (1890) with the U.S. Department of Veterans Affairs Newark Regional Benefit Office visible in the background.

Photo view: Southwest
Photographer: Lauren Szeber
Date: February 12, 2019

Attachment A.3 - Plate 14: Perspective view of Washington Park.

Photo view: Southwest
Photographer: Lauren Szeber
Date: February 12, 2019
Attachment A.3 - Plate 15:
View of the west border of Washington Park along Washington Street.

Photo view: Southwest
Photographer: Lauren Szeber
Date: February 12, 2019

Attachment A.3 - Plate 16: Perspective view of Washington Park. Visible in the background is the monument erected in honor of Dr. Abraham Coles (1897).

Photo view: South
Photographer: Lauren Szeber
Date: February 12, 2019
Attachment A.3 - Plate 17: Perspective view of Washington Park. Dr. Abraham Coles (1897) is visible in the background (left).

Photo view: Southwest
Photographer: Lauren Szeber
Date: February 12, 2019

Attachment A.3 - Plate 18: View of The Indian and the Puritan (1916) located at the intersection of Washington and Broad Streets and Washington Park’s northern-most point.

Photo view: South
Photographer: Lauren Szeber
Date: February 12, 2019
Attachment A.3 – Plate 19: View of the base of the former monument to Christopher Columbus (removed in 2020).

Photo view: West

Photographer: Bloomberg Associates

Date: June 24, 2021
ATTACHMENT A.4:

PROJECT PLANS
NOTES:

1. GC TO COORDINATE SITE PREPARATION WITH LANDSCAPE CONTRACTOR.
2. ALL STEEL FINISHES TO BE PAINTED WITH LONG-LASTING, DURABLE FINISHES. PAINT FINISH TO BE TOUCH-UP READY.
3. ALL WOOD TO BE ROT-RESISTANT.
4. ALL GROUND SURFACE FINISHES TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
5. ALL IN-GROUND AND PERIMETER LIGHTING AIMED AT MONUMENT TO BE COORDINATED WITH LANDSCAPE CONTRACTOR.
SKIM COATED CONCRETE FINISH AT REINFORCED CAST-IN-PLACE CONCRETE WALL FACE TO BE MADE OF CAST CONCRETE PIECES. FINISH TO MATCH WALL TAPERED REINFORCED CAST-IN-PLACE CONCRETE W/ 3 4" TH. X 1 1 2" BLACK LOCUST AT BENCH.

2'-0" 10'-0" 2'-0"
8'-2" 8'-6" 28'-7"
7'-8"

4" X 4" PAINTED STEEL TUBES AT TRELLIS CONNECTED TO CENTRAL FIGURE TO BE ANCHORED INTO SUPPORT AT GROUND. HATCH INDICATES 3 4" X 2" BLACK LOCUST WOOD AT OUTER SURFACE OF 'LEARNING WALL'. WOOD TO BE ENGRAVED WITH TEXT.

4" X 4" CONTOURED STEEL SECTION WITH INTEGRATED LIGHTING AT CENTRAL FIGURE TO BE ANCHORED INTO SUPPORT AT GROUND. 1" DIA. WROUGHT IRON 'RIBBONS'.

3 4" TH. PAINTED STEEL PANELS AT INNER SURFACE 'LEARNING WALL'. PANELS TO BE ETCHED WITH TEXT. STEEL PANELS AND WOOD SECURED TO 2" X 2" STEEL SKELETON ANCHORED TO SUPPORT AT GROUND.

CERAMIC 'COMMUNITY TILES' TO BE SET IN WALL.

4" X 4" PAINTED STEEL TUBES AT TRELLIS CONNECTED TO CENTRAL FIGURE TO BE ANCHORED INTO SUPPORT AT GROUND. HATCH INDICATES 3 4" X 2" BLACK LOCUST WOOD AT OUTER SURFACE OF 'LEARNING WALL'. WOOD TO BE ENGRAVED WITH TEXT.
AT TUBMAN SQUARE
NEWARK, NEW JERSEY

GENERAL NOTES:
1. THESE DRAWINGS ARE INTENDED TO BE USED AS A GUIDE TO THE CONSTRUCTION AND ARE NOT TO BE CONSIDERED AS A SUBSTITUTE FOR DIRECT INSTRUCTION DURING THE CONSTRUCTION PERIOD.
2. ALL INFORMATION DOCUMENTED IN THESE DRAWINGS IS PRELIMINARY AND SUBJECT TO CHANGE.
3. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS DIRECTED OR PERMITTED BY THE PROJECT SUPERVISOR.
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6. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS DIRECTED OR PERMITTED BY THE PROJECT SUPERVISOR.

PLANTING NOTES
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5. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS DIRECTED OR PERMITTED BY THE PROJECT SUPERVISOR.

UTILITY NOTES
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5. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS DIRECTED OR PERMITTED BY THE PROJECT SUPERVISOR.

SCOPE OF WORK
1. THE WORK SHALL BE AS SHOWN AND CALLED FOR IN THE CONTRACT DOCUMENTS. THIS DESIGN PROFESSIONAL WILL NOT BE RESPONSIBLE FOR JOB SITE PROBLEMS DUE TO FAILURE TO INTERPRET THE CONTRACT DOCUMENTS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   a. THE CONTRACTOR SHALL PROVIDE THE PROPER MATERIALS, WORKMANSHIP, AND LABOR TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
   b. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION.
   c. THE CONTRACTOR SHALL STAKE AND LABEL THE LOCATIONS OF EXISTING SITE CONDITIONS AND DISCUSS ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE ENGINEER.
   d. THE CONTRACTOR SHALL PROVIDE A SECURE PROJECT SITE THROUGHOUT CONSTRUCTION.
   e. THE CONTRACTOR SHALL COORDINATE AND PROVIDE NECESSARY SIDEWALK CLOSURES AND PEDESTRIAN DETOURS AS REQUIRED.

LIST OF DRAWINGS
1. THIS DRAWING IS PART OF A SERIES OF DRAWINGS THAT ARE INTENDED TO BE USED AS A GUIDE TO THE CONSTRUCTION AND ARE NOT TO BE CONSIDERED AS A SUBSTITUTE FOR DIRECT INSTRUCTION DURING THE CONSTRUCTION PERIOD.
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AREA MAP
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NOTES ON USE OF PLANS
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SYMBOL LEGEND
1. THIS LEGEND IS PART OF A SERIES OF LEGENDS THAT ARE INTENDED TO BE USED AS A GUIDE TO THE CONSTRUCTION AND ARE NOT TO BE CONSIDERED AS A SUBSTITUTE FOR DIRECT INSTRUCTION DURING THE CONSTRUCTION PERIOD.
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EXISTING LEGEND
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5. THESE LEGENDS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS DIRECTED OR PERMITTED BY THE PROJECT SUPERVISOR.

HARRIET TUBMAN MONUMENT
101 S Harrison Street
Newark, NJ 07102
New Jersey License No. 21AS00050700

edgewater
landscape architecture & site planning
101 S Harrison Street
East Orange, NJ 07018
973-621-9211

C-101
DWG. 1 OF 8
AUG 14, 2020
Jan Sateri Hall
Licensed Landscape Architect
New Jersey License No. 0036462706
1. The Contractor shall verify all trees to be removed and/or relocated and their respective locations with the Landscape Architect and Owner prior to construction.

2. Contractor shall stake out all tree protection fencing for review by Landscape Architect and Owner.

3. All fences to protect vegetation are to be installed before construction and shall be maintained during construction.

4. No paint shall be applied to vegetation to remain. The Contractor shall review the method of marking vegetation to remain with the Landscape Architect prior to beginning construction.

5. Impacts on vegetation to remain during construction are to be kept to a minimum. Tree protection fences shall be erected at the edge of the tree canopies prior to the start of construction. The fences shall remain in place for the duration of construction.

6. Landscape Architect will review limits of tree protection fence with Contractor prior to beginning construction. The Contractor shall review with Owner and Landscape Architect the areas of construction operations, including proposed vehicular construction operations, stockpiling of materials, and areas of construction operations of associated contracts on the site prior to commencement of construction.

7. Contractor is to verify at quarters of site preparation workdates required.
1. THE CONTRACTOR SHALL CHECK AND VERIFY PROPOSED GRADES, DIMENSIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR THEIR DISCRETION BEFORE FASTENER AND FABRIC INSTALLATION.

2. THESE CONTRACT DOCUMENTS MAKE NO REPRESENTATIONS AS TO THE MEANS AND METHODS OF CONSTRUCTION.

3. CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING TO LOCATE AND MARK EXISTING UTILITIES.

4. MEET ELEVATIONS OF EXISTING SURFACES FLUSH.

5. SLOPES SHALL BE GRADED, TRIMMED AND BLENDED TO MEET SURROUNDING TERRAIN CONDITIONS.

6. ALL EXISTING TOPOGRAPHIC GRADES SHALL BE MAINTAINED UNLESS NOTED IN GRADING PLAN TO BE REGRADED.

7. PROVIDE SLOPES ON PAVEMENT SURFACES AS INDICATED TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM STRUCTURES IN THE DIRECTION OF A DRAINAGE COURSE OR STRUCTURE AND TO AVOID PONDING. ALL PAVED AREAS OR SIDEWALKS SHALL HAVE A MINIMUM PITCH OR CROSS SLOPE OF 1% UNLESS OTHERWISE INDICATED.

8. MAINTAIN EXIST. GRADE AT/UNDER EXISTING TREES AND SHRUBS TO REMAIN.

9. PROVIDE VERTICAL CURVES OR ROUNDINGS AT ABRUPT CHANGES IN GRADE UNLESS OTHERWISE NOTED.

10. COORDINATE ALL UTILITY WORK WITH THE LOCATIONS AND FINAL GRADES OF ALL OTHER WORK. WHERE CONFLICTS OCCUR, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF UTILITIES TO MAKE ADJUSTMENTS.

11. TIMELY MAINTENANCE OF SEDIMENT CONTROLS STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ACTIVITY AND MEASUREMENTS ARE TO BE CONDUCTED ON A MINIMUM OF A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR GREATER WITHIN A 24 HOUR PERIOD.

12. CONTRACTOR TO PREVENT SEDIMENT FROM ENTERING STORM SEWERS DURING CONSTRUCTION. THIS INCLUDES DURING THE DEMOLITION OF CONCRETE STRUCTURES.

13. ONCE GRADING OPERATIONS ARE COMPLETED, ALL DISTURBED AREAS WITHIN OR OUTSIDE THE LIMITS OF EXISTING GRADE SHALL BE STABILIZED.

14. BEST CONSTRUCTION PRACTICES TO BE IMPLEMENTED TO REDUCE/ELIMINATE DUST AND DEBRIS WITHIN AND ADJACENT TO WORK AREAS, INCLUDING WETTING SOIL SURFACES, COVERING TRUCKS AND STORED MATERIALS WITH TARPS AND PROPERLY MAINTAINING EQUIPMENT.

15. PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE OF UNEXPECTED SUB-SURFACE CONDITIONS.

16. DO NOT STOCKPILE TOPSOIL MORE THAN FOUR FEET HIGH.

GENERAL PROJECT NOTES:

1. CURVE OF ALL EXISTING DRAIN INLETS BY JET CLEANING PIPES AND REMOVING ALL DEBRIS SO DRAINS ARE IN WORKING ORDER. PAID UNDER SITE PREPARATION ITEM.

2. WHERE NOTED-EXCAVATE EXISTING PAVEMENT MATERIAL TO BE REMOVED TO A MINIMUM DEPTH THAT ALLOWS FOR FULL DEPTH OF NEW PAVEMENT AND SURFACING MATERIAL SPECIFIED. PAID UNDER SITE PREPARATION ITEM.

3. TIMELY MAINTENANCE OF SEDIMENT CONTROLS STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ACTIVITY AND MEASUREMENTS ARE TO BE CONDUCTED ON A MINIMUM OF A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR GREATER WITHIN A 24 HOUR PERIOD.

4. THE CONTRACTOR SHALL KEEP ALL ROADWAYS ADJACENT TO THE IMPROVEMENT AREA CLEAR OF SOIL EROSION AND TURBIDITY CURTAIN DETAILS (IF REQUIRED) TO CONFORM WITH NYSDEC GUIDELINES.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE CURRENT EDITION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

2. AFTER INITIAL SITE CLEARING, CONTRACTOR TO STABILIZE DISTURBED, BUT INACTIVE AREAS OF THE PROJECT SITE. STABILIZATION TO BE PER CURRENT NYSDEC REQUIREMENTS AND AS PER THE CURRENT EDITION OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.”

3. CONTRACTOR TO PROVIDE TRANSITION BETWEEN STABILIZED CONSTRUCTION EROSION AND PUBLIC RIGHT-OF-WAY.

4. CONTRACTOR TO MAINTAIN ACTIVITY AND MEASUREMENTS ARE TO BE CONDUCTED ON A MINIMUM OF A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR GREATER WITHIN A 24 HOUR PERIOD.

5. THE CONTRACTOR SHALL KEEP ALL ROADWAYS ADJACENT TO THE IMPROVEMENT AREA CLEAR OF SOIL EROSION AND TURBIDITY CURTAIN DETAILS (IF REQUIRED) TO CONFORM WITH NYSDEC GUIDELINES.

6. CONTRACTOR TO PROVIDE TRANSITION BETWEEN STABILIZED CONSTRUCTION EROSION AND PUBLIC RIGHT-OF-WAY.

7. CONTRACTOR TO PROVIDE TRANSITION BETWEEN STABILIZED CONSTRUCTION EROSION AND PUBLIC RIGHT-OF-WAY.
NOTES:

1. The Contractor shall layout and determine the elevations of all site elements and proposed utilities for approval by the Landscape Architect prior to the start of construction. The Contractor shall report any discrepancies in elevation to the Construction Manager. The Contractor shall provide elevations simultaneously with layout.

2. The Contractor shall field verify grades and notify the Construction Manager of any discrepancies for resolution prior to starting construction operations. The Contractor shall not proceed under uncertainty and shall assume full responsibility of all costs for revisions due to failure to give such notifications.

3. The Contractor shall be responsible for positive surface drainage in all areas, unless otherwise noted. All newly graded ground surfaces shall be finished to uniform grades and slope in such a manner as to drain properly and free of depressions that cause areas of standing water. Where proposed grades meet existing, blend grades to provide a smooth transition between the new work and the existing work. Ponding at joints will not be accepted.

4. All grading shall be completed in a way to maintain positive drainage away from all structures. The Contractor shall report any conflicts with this requirement to the Construction Manager prior to final grading operations.

5. When rough grading of subgrade is complete, the Contractor must give Construction Manager and Landscape Architect notice for on-site review prior to and placement of planting soils and finish grading.

6. During the review of rough grading and finish grade grading stakes, the Landscape Architect may make minor adjustments to rough grading without incurring additional cost to the project.

7. The Contractor shall adjust all utility elements or covers (including but not limited to: clean outs, manholes, catch basins, valves, gate valves) to be flush with the final finish grade whether shown on the Drawings or not.
NOTES:
1. The Contractor shall layout and determine the elevations of all site elements and proposed utilities prior to the start of construction.
2. The Contractor shall ensure any discrepancies in elevations to the Construction Manager.
3. The Contractor shall provide elevations simultaneously with layout.
4. The Contractor shall ensure any discrepancies in elevations to the Construction Manager.
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17. The Contractor shall report any discrepancies in elevations to the Construction Manager.

Scale: 3/16" = 1'-0"
NOTES:

1. Layout: The plant locations shown on the Drawings are approximate. The Contractor shall layout the plantings as shown on the Drawings and receive approval from the Landscape Architect prior to installation. Contractor shall layout the plantings as shown on the Drawings and receive approval from the Landscape Architect without additional cost to the Owner.

3. Identifying and Exposing the Root Flare: Prior to setting the height of the rootball pedestal, the Contractor shall remove burlap and twine from the top of the rootball and inspect each plant to determine if the trunk flare is located within the rootball. Adventitious roots and girdling roots shall be removed with sharp pruners.

3. Plant Material: Contractor shall provide photographs of plants taken at the Nursery Source. Photographs shall be labeled with the plant species botanical name, nursery name, plant size, and date of photograph. Photographs shall include full range of characteristics of each plant including detailed description of the trunk, base of the tree, leaves of plant, branching structure, form, and habit. Close up photographs of the rootball with the container removed shall be provided. Photographs shall be reviewed by the Landscape Architect prior to plant procurement.

4. On-Site Inspection of Plant Material: The Landscape Architect will inspect the plant materials for size and condition of rootballs and/or root systems, insects, injuries, defoliation, wind burn and latent defects. The Contractor shall remove plant material that is unsatisfactory, as determined by the Landscape Architect, and replace the plants at no additional cost to the Owner.

5. Substitutions: In the event that the Contractor is unable to obtain the plant material specified, either because of unavailability or the failure of the plant material to meet the quality requirements, the Contractor shall provide substitute plants of equal size, quality, character, overall form, branching habit, and value to the plant material originally specified. The substitute plants must be approved by the Landscape Architect prior to procurement.
ATTACHMENT A.5:

HISTORIC IMAGES AND FIGURES
Attachment A.5 – Figure 1: 1666 Conger, Our Town on Passaick River.
Attachment A.5 – Figure 2: 1806 Holbrook, *A MAP of the Town of NEW-ARK in the State of NEW JERSEY.*
Attachment A.5 – Figure 3: 1853 Magnus, Map of the City of Newark.
Attachment A.5 – Figure 4: Late nineteenth-century image of Washington Park facing Washington Place (New Jersey Historical Society).
Attachment A.5 – Figure 5: Early twentieth-century postcard of Washington Park facing Washington Street featuring the Second Presbyterian Church (New Jersey Historical Society).
Attachment A.5 – Figure 6: Early twentieth-century postcard of Washington Park facing Washington Street with views of residences and the Second Presbyterian Church (New Jersey Historical Society).
Attachment A.5 – Figure 7: 1890 image of the unveiling of the monument to Seth Boyden in Washington Park (New Jersey Historical Society).
Attachment A.5 – Figure 8: Sketch of Washington Park showing Seth Boyden (1890). The Ballantine Mansion is visible in the background (New Jersey Historical Society).
Attachment A.5 – Figure 9: 1892 image of the Dr. Abraham Coles memorial depicting the original pedestal (Haight 1892).
Attachment A.5 – Figure 10: Early twentieth-century image of Washington Park. The Newark Public Library is visible in the background (right) (New Jersey Historical Society).
Attachment A.5 – Figure 11: Mid-twentieth-century image of Washington Park (New Jersey Historical Society).
ATTACHMENT B

PROJECT DESCRIPTION

The City of Newark proposes to renovate Washington Park, which includes renaming it Harriet Tubman Square and installing a new sculpture of Harriet Tubman to replace a removed statue of Christopher Columbus. The Harriet Tubman sculpture was designed by architect Nina Cooke John. The current Washington Park (Block 23, Lot 1) is one of the oldest public parks in New Jersey, with several monuments throughout and transportation stops around its perimeter. It is the focal point of cultural and arts institutions, which border the park’s perimeter. The entire park is planned to be re-designed with organic walkways that promote outdoor gatherings and community activity, new landscaping, and a sculpture garden. Audible, Inc., a community partner, will provide audio content accessible in specific locations throughout the new park as part of a proposed multi-sensory experience for visitors. The City hopes to create a perpetual space for the community to grapple with its historic past, present, and future.

Washington Park is a contributing resource to the New Jersey Register- (NJR-) and National Register of Historic Places- (NRHP-) listed James Street Commons Historic District (NJR: 2/10/1977; NR: 1/9/1978). Located along the northeast border of the historic district, the triangular parcel is bounded to the west by Washington Street, to the south by Washington Place, and to the east by Broad Street. Washington Park is considered the historic district’s most significant natural feature and continues to serve as one of three original green spaces established by Newark’s founding citizens (Vacca 1976). Near the northern vertex of the park is the statue Indian and the Puritan, a masterpiece by Gutzon Borglum; the statue is individually listed in the NJR (9/12/1994) and NRHP (10/27/1994). The immediate surrounding area is characterized as dense urban fabric consisting of residential, commercial, and institutional developments that range in date from the late nineteenth century to the late twentieth century. Adjacent to Washington Park to the east along Broad Street are high-rise buildings associated with Newark’s present-day Central Business District as well as the NRHP-listed North Reformed Church (NJR: 8/2/1972; NR: 10/5/1972) and the New Jersey Bell Headquarters Building (NJR: 8/3/2005; NR: 9/21/2005). In addition to the James Street Commons Historic District and the Addendum, which encompasses Washington Park, five NRHP-eligible and -listed historic districts are located within several blocks of the park to the north and south: the Old Main Delaware, Lackawanna, & Western Railroad Historic District (SHPO Opinion: 6/7/2004), the Delaware, Lackawanna & Western Railroad Newark Grade Crossing Elimination Historic District (SHPO Opinion: 3/19/1996), the Morris Canal (NJR: 11/26/1973; NR: 10/1/1974), the Military Park Commons Historic District (SHPO Opinion: 8/29/1990; NJR: 8/24/2004), and the Newark City Subway Historic District (SHPO Opinion: 3/19/1996).

The Harriet Tubman monument emerged from a recent re-evaluation of the history of Newark. New Arts Justice and Monument Lab curated a public art and history exhibition in 2019 named A Call to Peace. The exhibition was organized as a response to the monument Wars of America (Gutzon Borglum 1926) in nearby Military Park; the sculptor for that monument was affiliated with the Ku Klux Klan. The exhibition proposed some prototype monuments. In 2020, the Christopher Columbus monument was removed from Washington Park, leaving its base, and afterwards a call went out for a monument to Harriet Tubman and the Underground Railroad. In 2021, architect Nina Cooke John was chosen to design the Tubman monument. In April of 2022, additional elements adorning the Christopher Columbus base including the cast bronze garland of ram skulls and shields and four bronze panels were removed by the City of Newark. The removed artwork was donated to St. Lucy’s Roman Catholic Church, at the request of local historic preservationists.

The entire park will be re-designed in phases; Phase 1a will include the construction of the Harriet Tubman monument and the re-dedication of the park as Harriet Tubman Square in 2022. Phase 1b will cover the changes to the circulation system and associated amenities. Phase 2 will include changes to the southwest corner of the park and construction of additional support amenities.
Description of the James Street Commons Historic District

According to the National Register Nomination, the James Street Commons Historic District meets Criterion A in the areas of Archaeology-Historic, Architecture, Community Planning, Education, Industry, Sculpture, and Social/Humanitarian (Vacca 1976). The district is architecturally significant and meets Criterion C as an intact and fairly well-preserved collection of residential, commercial, and institutional buildings that reflect a burgeoning urban center of the late nineteenth and early twentieth centuries. At the time of nomination, the 24-block area contained approximately 375 building units and was one of the last and largest remaining concentrations of late nineteenth-century brick and masonry townhouses in the City of Newark. Overlooking Washington Park is a collection of some of the city’s most important institutional and large-scale commercial buildings that embody Newark’s statewide prominence as a financial and educational center largely dating from 1910 to 1930. Architecturally, the district exhibits examples of the Second Renaissance Revival, Georgian Revival, and Art Deco styles. Multiple properties within the district are individually listed in the NJR and/or NRHP: Ballantine Mansion (NJR: 9/6/1973; NR: 10/2/1973; NHL: 2/4/1985), Saint Patrick’s Pro-Cathedral (NJR: 8/1/1972; NR: 11/3/1972), Lyons Farm Schoolhouse (NJR: 11/20/1973), and the Polhemus House (COE: 10/27/2008). The National Register Nomination for the district was amended in 1983 to include the Eagle Fire Insurance Company building at 18 Washington Place (Higgins 1982).

The 1976 National Register Nomination suggests that the period of significance for the James Street Commons Historic District ranges from 1800-1899 and 1900- (Vacca 1976). For purposes of this application, the recommended refined period of significance extends from 1850 to 1932, beginning with the emergence of the area as one of the most fashionable districts in the city and ending with the construction of the Eagle Fire Insurance Company Building at 18 Washington Place, the last of the important large-scale commercial buildings to be constructed within the district.

Description of Washington Park

Washington Park is a contributing resource to the James Street Commons Historic District (Vacca 1976). Research suggests that the park is not a designed landscape, but rather a green space that has evolved over the course of four centuries with multiple improvement campaigns initiated by unofficial organizations. The approximately three-acre parcel (Block 23, Lot 1) contains the historic commons originally known as the Market Place and later as the North Common or Upper Green, one of three important plots reserved for public use by the Puritan founders of Newark when the town was laid out in the seventeenth century (see Attachment A.5: Figures 1 and 2). These level, triangular tracts of land were situated at important road intersections, which shaped their footprints. The name “Upper Green” referred to the fact that the future Washington Park was the northermost of these three public spaces. The other two are the “South Commons” (present-day Lincoln Park) and the “Training Ground” (present-day Military Park). The Upper Green was designated as the settlement’s primary market or fair ground and was initially intended to contain the town’s Congregationalist Church; however, the church was constructed on land that was set aside as the community’s burying ground (Wacker 1975: 265-266).

The townscape instituted in Newark, as well as Elizabeth, Woodbridge, and Piscataway to the south, consisted of an amalgamated form of English and New England open and enclosed field systems (Gall 2009, 2011, 2014). The original plan included “home lots” where each family would build a house, with the surrounding farmlands and meadowlands divided separately among the same families. Ownership of each home lot was granted in 1666 in the first town meeting (Field 1864:5). Map data indicates that the Newark associates created a nucleated town plan similar to those established in New England composed of town house lots surrounding several town greens. Present-day Washington Park, bounded by Broad Street, Washington Street, and Washington Place, is a triangular parcel that assumed multiple names over the centuries, including the Market Place, the North Common, and the Upper Green. It served as the location of a town market for one and a half centuries.

The township of Newark grew throughout the remainder of the seventeenth and early eighteenth centuries to become one of New Jersey’s principal settlements. In 1774, the township approved the construction of the first Newark Academy “in the Town Commons at the North End of the Town” (Field 1864:155-157). The
building was later described as “a slightly and commodious stone edifice, two stories high, with dwelling-rooms for the teacher and his family, besides accommodations for pupils who might desire to be lodged and boarded” (Shaw 1884:652). Research suggests that the structure stood near the southeast corner of Washington Park (Shaw 1884:38). During the American Revolution, the Academy was used as a barracks for Patriot soldiers. On January 25, 1780, British forces entered Newark and arrested 16 Patriot soldiers stationed in the building. They then burned the building to prevent its further military use (Moore 1860: vol. 2, page 255). The Academy ceased operations, constructing a new building elsewhere in Newark in 1792 (Shaw 1884:652). The ruins of the academy remained on the Upper Common for several years, and it appears that the Academy's board did not believe it had the authority to demolish the ruins. At the town meeting in 1796, it was decided that “the proprietors of the School House at the North End of the Town” were authorized “to remove said School House on the Upper Common” (Field 1864:175).

The demolition of the first Academy and the growth in population precipitated a desire to have a more formal market place. In 1786, a group of men was authorized by the Newark annual town meeting to “build an House for a Public Market in the Broad Street” (Field 1864: 162). The location of the market was not specified; it could have been located on or adjacent to the Upper Common. In either case, the market house was not immediately constructed. An interesting article published in Woods's Newark Gazette in 1791 recommended “erecting a market long wished for” in Newark “where our butchers and other market folks might find a momentary receptacle” and always be open (Woods's Newark Gazette, 18 August 1791:2). The market house that was eventually constructed was torn down in 1825 and rebuilt along the proposed route of the Morris Canal (Field 1864: 238).

At the turn of the nineteenth century, the Upper Green plot transitioned into a park and became the focal point of the city's most fashionable residential district. The Upper Common was re-named Washington Park, although the alternate names continued in use as well. The new name first appeared in the Newark Daily Advertiser in 1835 in a sale advertisement for an adjacent parcel (Newark Daily Advertiser [NDA], 9 September 1835). The name “Upper Common” was also in frequent use in newspapers from 1796 until 1865 (NDA, 27 November 1865). The Upper Common remained in periodic use as a market location. The town meeting in 1813 appointed a committee to build “a pale fence, with proper gates, railings and walks around the Common in front of Gen'l. Cumming's” and around Military Park “provided that the said commons are to be and remain for the original public use in the town patent designated” (Field 1864:205). Constructing the fence did not seem to have accomplished the purpose, as in 1819 the town meeting directed the Town Committee “to pursue legal measures to prevent trespass upon the Upper and the Military Commons, and to protect the same from encroachments and injuries by carriages passing over the same” (Field 1864:228).

Once Washington Park became a public park, issues around maintenance were periodically raised and usually resolved by private organizations. A group of citizens held a public meeting in 1841 to discuss “taking measures for the adorning and improvement of the Washington Park,” but it is unclear what work they completed (NDA, 27 November 1841:3). Complaints were registered in 1847 that people were shooting “wild Pigeons… upon the upper Common, or Washington Park” (NDA, 10 September 1847). As reported in November of 1848, local residents organized an informal organization to raise funds to plant trees in Washington Park, the first indication of an ongoing series of public/private partnerships to manage the park (NDA, 11 November 1848). The following spring, the City of Newark rebuilt the fence around Washington Park (NDA, 14 April 1849). A resident commended the new fencing and trees but complained that the old gates did not close appropriately and that none could be fastened. He wrote, “it is particularly annoying to see at all times cattle, hogs and geese ranging over the grounds and destroying the new grass as fast as it appears” (NDA, 26 June 1849:2). The 1847 Van Winkle Topographical Map of the City of Newark Essex County, NJ clearly depicts Washington Park as well as the first semblance of its present-day path network (Van Winkle 1847; see Attachment A.5: Figure 3). Further municipal maintenance was rather rare. The Newark Daily Mercury complained in 1857 that Washington Park had no amenities such as benches or fountains, although it would have only cost $500 for these features (Galishoff 1988: 17). The Committee on Public Grounds and Buildings responded in 1860 by adding $100 worth of seats in Military Park and Washington Park (NDA, 7 June 1860:2).
During the last three decades of the nineteenth century, wealthy industrialists, merchants, and financiers constructed beautiful and expensive houses fronting Washington Park and adjacent side streets. The surrounding area was transformed into a serene, tree-shaped residential oasis within the rapidly industrializing urban landscape (see Attachment A.5: Figure 4). New and lavish mansions were constructed for Joseph Ward, president of the Essex County National Bank; Caleb S. Ward, a grocer; Charles S. Graham, president of the North Ward National Bank; Samuel C. Howell, an enamel leather manufacturer, and Marcus Ward, who served a term as Governor of New Jersey (Ball 1955). One of the most architecturally lavish of these residences belonged to John Holme Ballantine, son of the founder of the Ballantine Beer Brewery and later president of the enterprise. In 1885, he constructed a lavish, three-story mansion along Washington Street of pressed red brick with Gothic-Renaissance detailing (Pitts 1984). Today located at 43 Washington Street, the mansion is one of the last extant remnants of late nineteenth-century residential opulence along Washington Park. During this period, the Second Presbyterian Church, first constructed in 1811 and enlarged in 1888, dominated the corner of Washington and James streets and was one of the showpieces of the park’s architectural landscape (see Attachment A.5: Figures 5 and 6; Vacca 1976:10). By 1890, Newark was New Jersey’s hub of finance and commerce and a merging point of communication. In the fall of that year, the opening of the first electrified trolley lines revolutionized inner city transportation (Cunningham 1966:193).

The Committee on Public Grounds and Buildings maintained Newark’s public parks through the final decades of the nineteenth century. A single volume of committee minutes survives from 1880 to 1890, ending just as the first statue was installed in Washington Park. Throughout these years, the committee managed the trees (removing damaged trees and planting replacements), the fences and gates, and the curbs. In 1883, the electric company installed “a large lamp of the Bray patent” in Washington Park without permission (Committee on Public Grounds and Buildings minute book [CPGB], 26 December 1883). Although the committee required the removal of the lamp, it also decided to appoint a subcommittee to work with the gas company and the electric company to install both gas lights and electric lights in the public parks, with the committee selecting the locations of the lights (CPGB, 7 January 1884). The committee continued to manage the trees growing in the park; an elderly resident reminisced that during the early nineteenth century “I do not recollect seeing any trees on the commons, as the parks were then called” (Shaw 1884: 379). In 1889, the committee directed the water company to relocate the fire hydrants in Washington Park to positions along the curb and not in the middle of the park (CPGB, 13 November 1889).

With the dawning of the City Beautiful Movement, an alliance of city planners, politicians, and business leaders sought to improve the city’s public image and appearance. Reformers also called for more public works throughout the city, resulting in improvements to the downtown parks with the addition of statues and monuments (Zakalak 1994). The first public monument in Washington Park (the second in Newark), a memorial to renowned inventor Seth Boyden, was unveiled in 1890 after an 18-year fundraising campaign (see Attachment A.5: Figures 7 and 8; Bzdak 1999:25). In 1897, a bronze bust of prominent physician and President of the New Jersey Medical Society, Dr. Abraham Coles, was placed in the park, notably designed by one of the earliest American sculptors, John Quincy Adams Ward (1830-1910) (see Attachment A.5: Figure 9; Haight 1898:44). Subsequent monuments were established over the course of the next 100 years, including but not limited to George Washington Bids Farewell (1912) by John Massey Rhind, the Indian and the Puritan (1916) by Gutzon Borglum, and Christopher Columbus (1927) by Giuseppe Coichetti (Urquhart 1913:84; Thurlow 1975:12; Van der Krogt 2006). The dedication events for each monument were attended by important politicians, the city elite, and thousands of spectators. Documentation does not support a design plan or specific strategy for the placement of monuments throughout the park. Sculptures continued to be erected in the park throughout the twentieth and twenty-first centuries, the most recent unveiled in 2012.

By the twentieth century, the wealthy had begun to move from the area in favor of more desirable locales on the city’s outskirts or adjacent suburbs. The Washington Park neighborhood began to transition from its role as the centerpiece of an elite residential community to the setting for the city’s most important civic and financial institutions. In 1901, the grand Newark Public Library, a four-story, granite and marble structure was constructed on the corner of Washington and Broad streets. The building was the largest public library in the State of New Jersey at the time (see Attachment A.5: Figure 10). Two decades later, the Globe Indemnity
Insurance Building (present-day U.S. Department of Veterans Affairs Newark Regional Benefit Office) replaced several mansions along Washington Place. The construction of the insurance company building was followed shortly thereafter by the construction of the Newark Museum, at the corner of Washington Place and Washington Street. The property was once the residence of the Ward family, who had occupied the site since Newark’s establishment. Following the passing of the former governor and last of the family’s lineage, Marcus Ward, the home was leveled to make way for the construction of the museum in 1926. The three-story, Classical Revival, limestone museum was built at a cost of $750,000 and donated to the city by Louis Bamberger, the founder and owner of the Bamberger’s chain of department stores (Vacca 1976:13).

Newark’s relatively quick rise to national industrial and financial prominence during the second half of the nineteenth century was counterbalanced by a slow decline that commenced with the onset of the Great Depression. The financial collapse of 1929-1941 initiated a decline in the city’s manufacturing base that impacted employment for the city’s largely working-class population. By the 1960s, Newark had become a reduced urban center, largely defined by polarized and segregated minority communities. The predominantly African-American population found itself confined to substandard federal housing projects under the Federal Urban Renewal Program and struggling with unemployment, poverty, and political disenfranchisement. The unrest and social imbalance reached a critical peak in the summer of 1967 when violent riots broke out, further accelerating the city’s decay.

Despite the devastation during the era of urban decline, in recent decades Newark has strived to recover with revitalization efforts focused on restoring the city to its former splendor. In 1985, a private/public partnership named the Downtown Park Committee began to maintain Washington Park; the committee published a brochure for its dedication ceremony in which it briefly traced the park’s history from a “horse market” to its manicured appearance in the late twentieth century (Downtown Park Committee 1985). Late twentieth-century alterations included the removal of the benches that once bordered the park as well as the addition of the New Jersey Transit Light Rail and Bus canopies along the park’s east perimeter (see Attachment A.5: Figure 11). The Indian and the Puritan monument was relocated from the intersection of Washington and Broad streets to the park’s northern terminus in 1977. Washington Park continues to serve as a public green space surrounded by the city’s civic institutions.

*Indian and the Puritan Sculpture*

The Indian and the Puritan sculpture was one of three installed in 1916 to commemorate the 250th anniversary of the founding of Newark. Designed by John Borglum (1867-1941), the monument originally stood in the center of Washington Park; it was relocated to its current site near the northern vertex of the park in 1977 due to an intersection reconstruction project.

The monument consists of a likeness of a male Native American and a male Puritan standing on either side of a lamp standard atop a marble base. The human-scaled figures, chiseled from marble, stand with their backs to each other and to the square shaft lamp post which rises to a height of 22 feet. The lamp post tapers as it rises to a lamp finial overlooking two rows of bronze lamps designed to resemble marshmallow blossoms. The monument has inscription on the north and south sides; depictions of cattails representing the historic Newark meadows are located above the inscriptions, and the city seal plus a swag reading “1666-1916” are located below the inscriptions. The southern inscription reads “1666 The founders set aside the Indian and the Puritan to be a landmark to serve as a meeting place for the town.” The northern inscription reads “1795 The bridging of the rivers eastward and the rude road built across the marsh was an enterprise of patriotic citizens; an epoch-making event. It awoke the industries and made the present city possible.” (Zakalak 1994).

*Existing Conditions of Washington Park*

Washington Park was established in 1666 as a public market place reserved by the city’s first settlers. The approximately three-acre, triangular parcel is bounded to the west by Washington Street, to the south by Washington Place, and to the east by Broad Street. The park is characterized by grass lawns and gravel
interspersed with mature trees. A series of paved concrete pathways crisscross the park and roughly follows the nineteenth-century circulation pattern. Arranged throughout the green space are 10 monuments and statues. The monuments range in date from 1890 to 2012 and are primarily located at entry points or around the park’s perimeter. The park is bounded on all sides by a paved sidewalk. The New Jersey Transit Light Rail and Bus canopies are located along the east border, facing Broad Street. Overall, Washington Park is in relatively poor condition and is underutilized.

Proposed Improvements
The City of Newark is developing plans for a complete redesign of Washington Park as part of the ongoing revitalization efforts in downtown Newark. The proposed design features a “Great Lawn” defined by an elliptical paver walkway that would accommodate special events, such as markets, festivals, and outdoor concerts. The edges of the park would be reconfigured to better connect the space with transit, local businesses, and cultural institutions, including new entry plazas along Broad Street and opposite Halsey Street. The site of the former Christopher Columbus monument along Broad Street is set aside for the new Harriet Tubman monument, the construction and installation of which constitutes Phase 1a of the overall project. At the intersection of Washington Street and Washington Place, areas are set aside for food truck parking, seating with tables, and a monument garden. New landscaping throughout the park would include trees and shrubs along the walkways to buffer automobile noise from Broad and Washington streets. A site plan of all tree species can be found in Attachment A.4. Decisions regarding the species, scale, habitat, diversity, care, and maintenance of the park’s proposed flora will be further developed during the project’s Design Development phase.

The overall plan, which includes changes to the circulation pattern, configuration of monuments, and landscaping, has been organized into a series of phases of work. The project’s Phase 1a involves the installation of the Harriet Tubman monument and the re-naming of the park as the Harriet Tubman Square. Later project elements include Phase 1b (tree removal, creation of the great lawn, a new entry plaza, interior paths and landscapes, and new infrastructure). Phase II will include the reduction of part of Washington Place west of Halsey Street as a single lane, allowing an extension of the park in a portion of the current Washington Place, as well as a restroom facility installation.

The Harriet Tubman monument was designed by architect Nina Cooke John. The plans call for the installation of the monument along Broad Street slightly north of the center of that side of the triangular park. The monument will be surrounded by hardscape including pavers that will set it apart from the walking path that will run just to the west. The monument will have a spiral base that rises to the sculpture; on one side of the base will be a large relief of Tubman’s face consisting of a mosaic of pieces of textured concrete. Also along the base will be vignettes with brief stories of various Newark residents. A “learning wall” will provide information on Tubman’s life, including important dates, names of safe houses in New Jersey, and audio presentations. The statue portion of the monument will have two-dimensional outlines of Tubman that rotate around a central axis to give a three-dimensional impression of Tubman, with wrought iron ribbons leading down along the spiral to suggest a flowing dress.

The plan proposes the reconfiguration of park entrances. The Washington Monument Entry Plaza at Broad Street and Washington Place will retain the existing monument in the southeast vertex, to be encircled by pavers that sweep northwest into the park’s interior circulation system and shaded by new trees. The South Entry Plaza will be located on Washington Place opposite the end of Halsey Street and will include pavers leading to both the Washington Monument Entry Plaza and to the elliptical pathway around the Great Lawn. The North Entry Plaza at the intersection of Broad and Washington streets will feature an elliptical path of pavers connecting to the interior circulation system. Finally, the existing New Jersey Transit Light Rail and Bus canopy location will be retained along Broad Street.

Other aspects of the plan bear comment. Two areas labeled Seating with Tables on the plans included in Attachment A.4 are proposed along Washington Street; the area near Washington Place is proposed to be enlarged in Phase 2 with the partial closing of Washington Place. A playground is proposed for a location in a
half-oval shaped area along Washington Place east of the South Entry Plaza, with a dog park north of the Washington Monument Entry Plaza. Restroom facilities are proposed for a location immediately southeast of the Great Lawn.
ATTACHMENT C:

STATEMENT OF PURPOSE

Parks have been central to the social fabric of Newark from the beginning, and the City’s 860 acres of park lands represent the largest park system in the state. Currently, access disparity such as physical barriers limits enjoyment of parks. In his first term as mayor of Newark, Ras Baraka signed onto national standards and best practices for parks, including the standard of ensuring that every resident lives within a 10 minutes’ walk from a park. One of the City’s planning goals in its master plan is to meet the goal of a 10-minute walk for every resident within 10 years. The purpose of the proposed undertaking is to revitalize Washington Park and to reestablish the common as Harriet Tubman Square, a place for community activity with a regional and national presence in the twenty-first century. Three inter-related factors contribute to the general public benefit of the project.

The population of Newark has recently begun to recover from decades of decline. Between the federal census of 2010 and the recent 2020 census, the population of Newark increased by over 33,000 people, or 12 percent, indicating that the city is on the upswing after decades of decline (United States Census Bureau 2020). Furthermore, an analysis of census tracts indicates that the population of the immediate area around Washington Park/Tubman Square increased around 38 percent during the decade. Population statistics cannot adequately convey the importance of public spaces because it is estimated that 82 percent of Newark’s jobs are held by people who commute from outside the city limits (Strunsky 2017).

Contributing to the rise in population is the ongoing reinvestment in properties in the vicinity of the park. In recent years, hundreds of millions of dollars from both the private and public sectors have been invested in transit, infrastructure, and public facilities, as well as new residential and office conversions. Current and proposed projects around Washington Park include the renovation of the historic New Jersey Bell Headquarters Building at 540 Broad Street to support 265 mixed-income apartments and office and ground floor retail spaces as well as the addition of 200 new apartments and medical offices at the corner of Orange and Broad Streets. Other major residential and commercial developments in the downtown area have been proposed or are presently underway, including the redevelopment of the Westinghouse property adjacent to the Newark Broad Street Station, a new high-rise apartment building at 1 Rector Street, and a seven-phase mixed-use redevelopment plan for the Newark Bear’s Stadium property along the riverfront. The proposed CitiSquare Complex, one block northeast of the subject park, alone will bring 4,200 apartments to the area. Adopted in 2008, Newark has become dedicated to implementing the Living Downtown Redevelopment Plan in its mission to encourage development and rehabilitation that provides jobs and housing and additional revenue for city services, and to upgrade the living, working, and playing environment in the downtown area by creating a mix of day and night uses to the city (City of Newark 2008).

The ongoing COVID-19 pandemic caused a general drop in visitation to Newark’s downtown. Compared to 2019, visitation in 2021 had declined 41 percent. Interestingly, Newark’s parks bucked the trend. Usage of Military Park declined by only 10 percent, and usage of Lincoln Park increased 31 percent. Reduced programmatic elements from abutting corporate and institutional actors contributed to a drop in usage of Washington Park by 63 percent. Lack of basic amenities and seating, as well as reduced programmatic elements from abutting corporate and institutional actors contributed to a drop in usage of Washington Park by 63 percent.

Re-dedicating the park as Harriet Tubman Square will be a major initiative to recognize the African-American story in Newark’s history. Prior to the Civil War, the White population was divided over slavery, with some actively supporting the Peculiar Institution and others (abolitionists) providing support to the Black population. When the First Presbyterian Church required Black members to stand in one corner during worship, the Black members separated and formed the Plane Street Colored Church. Many of its preachers formed strong networks with other Black abolitionists throughout the country, raising money for
Underground Railroad missions. One member, Samuel Cornish, who served as pastor of the church from 1839 to 1844 helped found the first Black national newspaper, and other National Abolitionists such as Fredrick Douglas also came to Newark to organize with its Black residents. Historians have debated whether Tubman herself ever visited Newark.

The proposed design of a revitalized Washington Park/Tubman Square responds to these factors with the intent of enhancing the quality of life for those who live, labor, and leisure in the city and improving the economic viability of the transforming urban center. Currently the park is underutilized and ill-equipped to support community programming and recreation. Prominently located in the downtown district and surrounded by cultural and educational institutions, international technology companies, and a growing residential neighborhood, the new park design will contribute to the transformation and renewal of the downtown area into a 24/7 destination. The proposed improvements realign city destinations, including the Newark Public Library, the Newark Museum, the Rutgers Business School, and new Audible, Inc. headquarters, towards a public park that also serves the existing and expanding business community. The proposed revitalized park will reconnect people and institutions to a natural landmark that symbolizes the city’s past while creating a new future in the evolving landscape of the City of Newark.
ATTACHMENT D:

ALTERNATIVES/MITIGATION

Alternatives

Five alternatives have been developed to address the project need. The following evaluation of schemes documents the prudent and feasible alternatives, which avoid the resource or provide “measures to minimize harm.”

Alternative 1 – No Build

Under this alternative, Washington Park would remain in its present condition. This alternative would not encroach on the James Street Commons Historic District or the Indian and the Puritan sculpture.

The No Build alternative does not meet the project need because it does not improve the current conditions of Washington Park. If the proposed project is not undertaken, Washington Park will continue to be underutilized and neglected. Although the park would maintain its historic function and appearance under this alternative, continued neglect risks the degradation of Washington Park, which would denigrate the integrity of the park as a contributing resource to the James Street Commons Historic District. The park currently serves as a thoroughfare, rather than a destination for the surrounding community and does not appeal to the public as a space in which to engage with others or to linger for an experience of place. Without the redesign of the public common, as currently proposed, there is less likelihood for a revitalization of Newark’s downtown area, counteracting the city’s continuing efforts for renewal.

Alternative 2 - Rehabilitation

Under this alternative, Washington Park would be rehabilitated in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes. The property would continue to be used as it was historically and its existing historic character preserved. The current features, including the path network and paving, landscaping, trees, monuments, and footprint would be retained in their current locations and any repairs conducted in kind. If the severity of deterioration required replacement, the new feature would match the historic element in design, color, texture, and where possible, materials. Any additional elements, such as bathroom facilities or new construction, would be designed to be compatible with the historic nature of the park as to their size, scale, and proportion.

This alternative would not constitute an encroachment on the James Street Commons Historic District or the Indian and the Puritan sculpture. However, this alternative does not meet the project need. Left in its current configuration, Washington Park would continue to be underutilized. At present, the green space does not accommodate the needs of the burgeoning surrounding residential, commercial, and corporate community. Rehabilitation of the park would limit the necessary improvements needed to create a versatile municipal space in support of an urban core currently undergoing revitalization.

Alternative 3 – Alternate Location of the Proposed Design

Under this alternative, the proposed design would be constructed in a different location. This alternative does not meet the project need because it does not address the current state of Washington Park or contribute to the city’s focused revitalization efforts in the downtown area. Washington Park’s current location at the center of many downtown developments makes it well-positioned and accessible as part of a growing transit-oriented district with a blossoming arts and education sector. The proposed improvements discussed above are the result of extensive research, including the planned growth of surrounding corporate anchors, the planning and urban design context of the area, engagement with community and public stakeholders, and defining the park’s strategic objectives. The resulting proposed project is designed specifically for the needs of
Washington Park and the surrounding community of a growing residential population and workforce. The green space is a key component of Newark’s continued downtown renaissance in creating a vibrant, sustainable town green that can be used to its full potential. Mirroring the recent restoration of nearby Military Park, the proposed project expands upon similar missions to reinvigorate one of Newark’s oldest landmarks. By default, this alternative would not encroach on the James Street Commons Historic District or the Indian and the Puritan sculpture, as the alternate location for the proposed undertaking would be developed outside the district’s boundaries.

Alternative 4 – Park Improvements

Under this alternative, the existing features of Washington Park would be improved to encourage public use. The character-defining features of the park, including the footprint, monuments, and path network would be retained. Additional amenities such as dining tables, benches, bathrooms, and playground would be located sporadically throughout the park where possible to avoid the various crossing paths. The open, graveled area on the east half of the lot would be designated for small events. Select monuments would be relocated to major entry points to highlight park access. The current flora would be improved with the addition of flowerbeds and shrubs where space is permitted.

This alternative does not meet the project need because it limits the park’s use and does not reflect the city’s vision to offer a vibrant and attractive public green space to its citizens. This alternative maintains the current path network, which does not accommodate large community activities and limits potential use. Similarly, the limited size of the open space on the east half of the park restricts possible utilization for outdoor events and gatherings. Furthermore, the park would continue to not live up to its full potential as a local destination in the greater effort to revitalize the downtown area or encourage growth of the surrounding residential and commercial population. Any additional amenities would be minimal in nature and would not provide the necessary improvements to meet public and corporate need. This alternative would not encroach on the James Street Commons Historic District or the Indian and the Puritan sculpture, provided the limited improvements of the park were designed and completed in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes.

Alternative 5 – A New Design for Washington Park

Under Alternative 5, Washington Park would be redesigned to meet the project need and best practices for park design; in addition, the park will be re-dedicated as Harriet Tubman Square. Two primary elements of the new design include the installation of the Harriet Tubman monument along Broad Street and the new oval-spaced Great Lawn for programmed events and entertainment. Access to the park will be granted by re-designed entry plazas at the north and southeast vertices as well as along the southern side of the park, with the hardscape integrated into a new circulation system in the park with an organic design flowing around the Great Lawn. Other design elements include new landscaping throughout, seating with tables and a monument garden at the southwest corner, and restroom facilities and a dog park near the southeast vertex. A site plan of all tree species for Alternative 5 can be found in Attachment A.4.

The project has been divided into phases. Phase 1a (scheduled for Juneteenth, 2022) involves the installation of the Harriet Tubman monument, the re-naming of the park as the Harriet Tubman Square, the conservation of bronze plaques in the park, and renovations to the Monument Entry Plaza. During Phase 1b, larger project elements will take place, including tree removal, creation of the Great Lawn, new entry plazas, interior paths and landscapes, and new infrastructure. Phase II will include the reduction of part of Washington Place west of Halsey Street to a single lane, allowing an extension of the park onto a portion of the current Washington Place, as well as a restroom facility installation.

Importantly, the design of the new park is intended to celebrate a wider swath of people who have historically contributed to creating today’s social fabric of Newark. As one of the most ethnically diverse cities in New
Jersey, Newark has many important but mostly untold stories of exemplary lives by residents who managed to overcome severe hardships and discrimination to achieve personal success. The re-dedication of the park as Harriet Tubman Square points to the multiple generations of African Americans whose contributions to the city have not always been recognized. The proposed monument to Tubman designed by architect Nina Cooke John will further explore both Tubman’s life and the lives of Newark residents, resulting in a more balanced and inclusive celebration of the city’s history and accomplishments.

The plan proposes the reconfiguration of park entrances. The Washington Monument Entry Plaza at Broad Street and Washington Place will retain the existing monument in the southeast vertex, to be encircled by pavers that sweep northwest into the park’s interior circulation system and shaded by new trees. The South Entry Plaza will be located on Washington Place opposite the end of Halsey Street and will include pavers leading either to the Washington Monument Entry Plaza or to the elliptical pathway around the Great Lawn. The North Entry Plaza at the intersection of Broad and Washington streets will feature an elliptical path of pavers connecting to the interior circulation system. Finally, the existing New Jersey Transit Light Rail and Bus canopy location will be retained along Broad Street.

Other aspects of the plan offer various types of amenities to residents. The New Jersey Transit Light Rail and Bus stops along Broad Street will be retained, partially in front of the new Harriet Tubman monument. Two areas named Seating with Tables are proposed along Washington Street, one near food truck parking; the area near Washington Place is proposed to be enlarged in Phase 2 with the partial closing of Washington Place. A playground is proposed for a location in a half-oval shaped area along Washington Place east of the South Entry Plaza, with a dog park north of the Washington Monument Entry Plaza. Restroom facilities are proposed for a location immediately southeast of the Great Lawn. As part of the proposed alternative, most historic monuments would be relocated to the southwest corner, where during Phase 2, a portion of Washington Place will be vacated for the monument garden proposed for that location. A thorough inspection of all the monuments will be conducted prior to and during treatments and in compliance with the Guidelines for Practice of the American Institute for Conservation (AIC).

Preferred Alternative

The Preferred Alternative is Alternative 5. The proposed improvements aim to return the park to its former place as a symbol of Newark’s urban history with a national presence in the twenty-first century. Situated in the downtown business district, the proposed new design for Harriet Tubman Square would re-establish the historic common as a significant space for public activity by featuring a central common that encourages public activities and social interactions. Proposed entry points will be at grade with the surrounding sidewalks, creating a space that is inviting, safe, and permeable to the community and public alike. These re-designed entry points will promote the continuing development of neighborhood institutions, business, and residences from all sides by establishing a policy of openness and an invitation to all in the tradition of a public space. The new circulation pattern with its re-imagined landscaping will be welcoming to visitors, inviting them to experience the park. The aesthetic redesign of the park will organize existing amenities such as landscaping and monuments with new services such as bathroom facilities, a dog park, playground, and area for dining and meetings. The park will have a new identity due to its re-naming as Harriet Tubman Square, along with the installation of a monument commemorating Harriet Tubman in the former location of the Christopher Columbus monument. Due to the nature of the proposed design, the Preferred Alternative will constitute an encroachment to the James Street Commons Historic District under the New Jersey Register of Historic Places Act.

Since 1666, Washington Park has served as one of the most significant green spaces in the heart of Newark. Once the showpiece of a fashionable nineteenth-century neighborhood and later Newark’s most prominent civic institutions, Washington Park is a key component to the city’s continued renewal in the twenty-first century. Currently neglected and underused, the proposed project intends to return the park to its former glory as a destination to be experienced by the area’s growing residential, commercial, and corporate
community. Making improvements to Washington Park would bring significant public benefit to those who work, live, and leisure in a city that strives to reemerge as a viable urban center by creating a space of physical beauty, opportunity, and openness to all people. As Newark continues to transform, the new design of Washington Park will connect its people and institutions to the historic green space in a celebration of its past while forming a new future.

Mitigation
Alternative 5, the Preferred Alternative, proposes a redesign to Washington Park, a contributing resource to the James Street Commons Historic District. As currently designed, the proposed project will constitute an encroachment to the historic district and the Indian and the Puritan statue. Given the phased approach to the proposed redesign of the park, ongoing consultation with the New Jersey Historic Preservation Office is recommended with respect to identifying appropriate mitigation measures commensurate with the anticipated project impacts.
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Strunsky, Steve

Thurlow, Fearn

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Van der Krogt, Peter  

Van Winkle, E. H.  

Wacker, Peter O.  

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Zakalak, Ulana  
APPENDIX A:

NOTARIZED LIST OF PUBLIC AND PRIVATE PROPERTY OWNERS
VARIANCE REQUEST

DATE: 2-18-22

BLOCK: 23

LOT: 1

ADDRESS: 501-551 Broad St

CONTAINING: 1 SHEETS OF 34 PROPERTIES

I, Aaron M. Wilson, Tax Assessor of the City of Newark, New Jersey, certify the foregoing list is a true list of the owners and their respective addresses of properties in the City of Newark, which are within 200 feet of the subject property.

[Signature]

Aaron M. Wilson
Tax Assessor

Name/ Company making request:

Telephone #
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<td>FLEET JAMES STREET LLC</td>
<td>225 MILLBURN AVE #202</td>
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IMPORTANT INFORMATION

Please note, if any of properties on the attached variance report cross any of the following county roads, parks or state highways, you must notify the appropriate authority.

COUNTY ROADS:

- Bloomfield Avenue
- Bloomfield Place
- Broadway
- Irvington Avenue
- Franklin Avenue
- Central Avenue
- Park Avenue
- Grove Street
- Lyons Avenue
- Sanford Avenue
- So. Orange Ave
- Springfield Avenue
- Stuyvesant Ave
- Chancellor Ave

PARKS:

- Branch Brook Park
- Independence Park
- Ivy Hill Park
- River Bank Park
- Weequahic Park
- West Side Park

Contact: Essex County Planning Board
900 Bloomfield Avenue
Verona NJ 07044
973-226-8500 N2580

STATE HIGHWAYS:

- Route 1 & 9 (Carnegie Avenue)
- Route 22
- Route 78
- Route 280
- Route 21

Contact: New Jersey Highway Authority
1035 Parkway Avenue
Trenton, New Jersey 08625

Garden State Parkway

Contact: New Jersey Highway Authority
P.O. Box 5042
Woodbridge, New Jersey 07095-5042

ALL APPLICATIONS MUST SEND NOTICE TO THE FOLLOWING:

PUBLIC UTILITIES:

Electric & Gas: Public Service Electric and Gas Company
Manager, Corporate Properties
80 Park Plaza, 16th Floor
Newark, New Jersey 07102
Gas: Tel. 201-538-0133
Electric: Tel. 973-365-2819

Water & Sewer: City of Newark
Department of Water & Sewer
920 Broad Street, Room 2-31F
Newark, New Jersey 07102
Tel. 973-732-6303

Cable TV: Atlee USA/Cablevision
New Jersey North Construction Department
40 Putnam Road
Oakland, New Jersey 07438
Tel. 201-651-4050

Telephone: Verizon
6000 Hadley Road
South Plainfield, New Jersey 07080
Tel. 908-412-6160

Pipeline:

Sunoco Pipeline L.P.
Right of Way Department
Montpelier Complex
525 Fritztown Road
Sinking Spring, Pa. 19608

Transcontinental Gas Pipeline Co.
P.O. Box 2400, MD 46-4
Tulsa, Oklahoma 74102

Colonial Pipe Line Co., C/O J. Sapp
1185 Sanctuary Parkway, Suite 100
Alpharetta, Georgia 30004
APPENDIX B:

PHASE IB ARCHAEOLOGICAL SURVEY