

CITY OF SALEM
MASTER PLAN
HISTORIC PRESERVATION ELEMENT

Adopted _____, 1991

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I. INTRODUCTION

This Historic Preservation Element of the Master Plan acknowledges that Salem has a long and significant history, and that conserving Salem's heritage is a necessary community goal for ensuring the quality of life for now and the future.

The plan promotes and encourages the preservation, restoration and enhancement of those buildings, structures, sites, districts, streetscapes, and objects of historic value that reflect the cultural, social, economic and architectural history of the City of Salem. Preservation planning is undertaken in order to retain such landmarks for the education, pleasure and welfare of the people of Salem, to protect and enhance the community's beauty for residents and visitors, and to strengthen the economy of the community. This plan provides the legal foundation for using the power vested in New Jersey municipalities by the Home Rule Act of 1917 (N.J.S.A. 40:48-1 *et. seq.*) in order to accomplish these goals.

Pursuant to the statutory requirements of the Municipal Land Use Law (40:55D-107b) the Historic Preservation Element of the Master Plan describes the location, significance, proposed utilization, and the means for preserving historic landmarks in the City of Salem. This Master Plan element also identifies the criteria to be applied in designating historic landmarks in the City, and states specific goals in preserving them.

The City of Salem has more than 300 years of history, a heritage evidenced today by its remaining historic landmarks. The vast majority of the historic, archeological, and architectural resources in Salem are located between Fenwick Creek on the north, Keasbey Creek on the north and east, Mud Digger Ditch on the south, and Salem Creek on the west. Within this core, one historic district, Market Street, has already been listed on the New Jersey and National Registers, and another one, Broadway, has been nominated to the same. Both Market Street and a portion of Broadway were previously designated as local historic districts. Other areas within the core deserve similar consideration.

Pressure for the demolition and alteration of historic landmarks threatens an economically and culturally significant asset. Such pressure conflicts with the purpose of this Master Plan element. Nationwide experience shows that historic preservation enhances the livability of older urban areas. Since Salem's first historic preservation ordinance in 1975, the City has benefitted from historic district designation. Houses at the north end of Market Street, once destined for demolition, were purchased for around \$10,000 in the late 1970's, restored, and now sell for over \$100,000. Once a slum, Market Street constantly draws visitors from all over the country. Homeowners interested in restoration are increasingly attracted to Market Street and Broadway.

A revised historic preservation ordinance or ordinances establishing an Historic Preservation Commission, enlarging the existing historic districts, and designating new historic districts and landmarks should be enacted by the Mayor and Common Council following the adoption of this Master Plan element.

Principles of preservation planning adopted by the National Trust for Historic Preservation in 1990, "The Charleston Principles" (Appendix A.), provide guidance for

local governments to conserve community heritage. Salem's city government should espouse these principles and act upon them and the recommendations in this Master Plan element.

Preservation planning in Salem should be a continuing process, based upon ongoing cultural resource survey and inventory leading to decisions about what to preserve and to the undertaking of measures to protect those resources. This Master Plan element outlines various ways historic preservation can be accomplished by city government.

II. DEFINITIONS

For the purposes of the Historic Preservation Plan in Salem, the following terms are defined, and derive, in part, from the Secretary of Interior Standards for Archeology and Historic Preservation.

Historic: At an age of 50 years or greater

Historic Context: A broad pattern of historic development in a community or region that may be represented by historic resources. Establishing an historic context is the cornerstone of preservation planning.

Survey: A systematic examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance within specific historic contexts.

Inventory: A list of historic properties determined as meeting the criteria of significance.

Fabric: Building materials and parts, such as brick, stone, wood, glass, clapboards, window sashes, decorative woodwork, floorboards, trim and moldings, doors, hardware, plaster, wainscoting, and the like.

Vernacular: a local, common style of architecture

Landmark: A building, structure, site, district, streetscape, or object having cultural, historic, or architectural significance can be considered a landmark.

Building: A building is a shelter created for human activity such as a house, barn, church, hotel, or a collection of functionally related buildings, such as a house and barn.

Structure: A structure is distinguished from buildings by functional constructions other than for shelter, such as a bridge.

Site: A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

District: A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Streetscape: A streetscape consists of the elements in the view from a public right-of-way including buildings, the roadway itself, curbs, sidewalks, fences, streetlights, signs, and vegetation.

Object: An object is a construction primarily artistic in nature or small in scale and simply constructed. An object is associated with its setting, and can include statuary, monuments, mileposts, boundary markers, sculpture, and fountains.

Conservation District: A district which is recognized for its design integrity, is not yet historic, but deserves some limited regulation of exterior building changes.

Contributing: Adding to the historic architectural qualities, historic associations, or archeological values for which a property is significant because (a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important early information about the period, or (b) it independently meets the criteria for historic designation.

Key: Contributing, but of especially outstanding significance.

Non-contributing: Not adding to the historic architectural qualities, historic associations, or archeological values for which a property is significant because (a) it was not present during the period of significance, (b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is not capable of yielding important information about the period, or (c) it does not independently meet designation criteria.

Preservation: The process of preventing deterioration, damage, removal, or demolition of the fabric of old buildings.

Restoration: The process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of earlier missing work.

Rehabilitation: The process of returning a property to useful life through repair or alteration, enabling efficient contemporary use while preserving the features of the property which are significant to its historical, architectural and cultural values.

Reconstruction: The process of reproducing by new construction the exact form and detail of a vanished building, structure, or object or any part thereof, as it appeared at a specific period of time.

Stabilization: The process of applying measures designed to reestablish a weather resistant enclosure and structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

III. HISTORICAL BACKGROUND

The U.S. Secretary of Interior's Standards for Archeology and Historic Preservation recognize that a property's age alone does not imply significance. Significance must be derived from the historic development in which a property emerged. Salem first developed as two major streets, now Market Street and Broadway, then as neighborhoods which were associated with commercial and industrial activities. This section presents the historic understanding, or context, from which the significance of Salem's historic properties derive.

On March 18, 1673, John Fenwick purchased in trust, an area known as West Jersey from Edward Byllinge for 1,000 pounds. On September 23, 1675 Fenwick's ship dropped anchor in the Delaware River and he came ashore naming the new land Salem, which is the Hebraic word for peace. This was the first permanent English settlement in the Delaware Valley.

In addition to Salem, which was to be the capital of his proprietary, John Fenwick conceived plans for laying out towns in several areas including the area now known as Carneys Point, Finn's Point Town and Cohansey (Greenwich). Salem Town possessed several attributes which gave the area lasting appeal as a center of commerce and development. Tanners, merchants, hatters, fur traders, blacksmiths and carpenters were among the early businessmen. Public auctions were held regularly at the fair grounds located at the foot of Broadway which was surveyed in October 1675. Many of the earliest residences built on Market Street and Broadway were on 10 or 16 acre "town lots", though none of these structures remain standing. Town plans of 1845 and 1850 show that most of the building lots along East and West Broadway had been developed by 1850.

Salem's early shipping industry, based on the wharves along both Fenwick Creek and Salem Creek, received shipments from Philadelphia, Boston and the Caribbean. The colony grew slowly at first, due in part to competition for settlers among contemporary colonies in the area, and also because of Fenwick's poor relationship with other proprietors. Nonetheless, the town of Salem was incorporated in 1695. New roads including Salem St., (later Fenwick Street, then East Broadway), were built and activity reached a hectic pace with the advent of the Revolutionary War.

Although no actual battles were fought here, the City was involved in the British pursuit of "Mad" Anthony Wayne, who had come to Salem County seeking food for the starving patriots at Valley Forge. Salem was also indirectly involved in the skirmishes at Quinton and Hancock's Bridge. Revolutionary soldiers are buried in St. John's Cemetery, in the Baptist Cemetery on Yorke Street, and Methodist Cemetery on Walnut Street. Shortly after the Revolutionary War, a ferry service was established from the foot of Broadway to Supawna Road, thence to the Delaware shore.

At the turn of the nineteenth century, the construction of new homes accelerated, and the first newspaper published in Salem, The Gazette, appeared in 1816. In 1817 a movement began to relocate the county seat to Woodstown, which is closer to the geographic center of the county. This effort was defeated, and Salem remains the county seat to this day.

In 1820, legend has it that Colonel Robert Gibbon Johnson introduced the tomato to Salem County farmers. While there appears to be little substance to the legend, it is nonetheless true that tomato agriculture and related industry developed into the major economy in this area after the Civil War. Johnson was born on the Netherlands plantation, about a mile from Salem, on July 23, 1771. In 1790 he graduated from the College of New Jersey, now Princeton University. Johnson served with the Second Regiment of the New Jersey Brigade during the Whiskey Rebellion in 1794, and rose to the rank of full colonel in the state militia in 1817. He served in the State Assembly in 1821, 1823, and 1825. In 1826 he organized the county's first agricultural and horticultural society. In 1845 he helped organize the New Jersey Historical Society, and served as its first vice president. Colonel Robert Gibbon Johnson died in 1850.

In the later part of the 1800's, industrial development became more prominent in the City. One of the most important industries in Salem was the manufacturing of machinery. The Ayars Machine Company moved from its original location in Othello, near Greenwich, Cumberland County, to #1 Ward Street in 1873 and produced canning machinery, mowers and other implements. The Salem Glass Works, established in 1863, is now the container division of the Anchor Glass Corporation which is located on Griffith Street. In 1883 the Salem Glass Works was the most important industry in town and employed 350 persons in the manufacture of bottles and fruit jars. Gayner Glass Works, founded by John Gayner in 1874, specialized in the hand blowing and pressing of glass. The site of the Gayner glassworks at the corner of Front Street and Broadway is now part of the City's Port district.

Tanning and glassmaking remained major industries throughout the nineteenth century. Glassmaking found expanded markets in the 1860's with the development of canning and pickling industries near the Broadway Street wharves. In 1883, Owen L. Jones controlled an extensive canning establishment on Fifth Street composed of four large buildings and a warehouse devoted exclusively to the canning of tomatoes. Another canning factory operated at the end of Hubbell Avenue late in the 19th century.

The City of Salem served as an important depot for imports as well as an outlet for local agricultural and manufactured products until the late nineteenth century. The first railroad in Salem County, ran to Elmer where it connected with the Camden-Bridgeton line. A train depot was built on Grant Street in 1882 when the railroad bridged Fenwick Creek from Claysville. Between 1830 and 1850, the population of Salem grew from 1,570 to 3,052.

IV. UTILIZATION AND MEANS FOR PRESERVATION

The following sections list the actions city government should take in order to undertake the preservation and utilization of historic resources.

A. Create an Historic Preservation Commission

1. Create by ordinance an Historic Preservation Commission which fulfills the requirements of the NJ Municipal Land Use Law and the Certified Local Government program under the National Historic Preservation Act Amendments of 1980. See section V. for specific provisions of the ordinance.
2. Apply to the Office of New Jersey Heritage for Certified Local Government status in order to qualify the City for state and federal funding for historic preservation activities.
3. Ensure that the Commission is appointed with knowledgeable and concerned citizens who can and will carry out the tasks the Commission is charged with, such as design review and cultural resource survey.

B. Identify Historic Resources

1. Survey the cultural resources of the entire city. Use the criteria and standards outlined in Section VI. for identifying and evaluating the significance of historic landmarks. Inventory data should be recorded on standard forms available from the Office of New Jersey Heritage. Consult National Register Bulletin No. 24: Guidelines for Local Surveys and the Office of New Jersey Heritage for guidance.
2. Allocate budget monies and seek grant funding to have survey work professionally done. Otherwise, continue the work with Commission members and local knowledgeable volunteers. Promote the undertaking of a County-wide survey which would include the City of Salem.
3. Focus on areas deemed eligible or possibly eligible for the National Register of Historic Places according to the July 8, 1991 letter from the Office of New Jersey Heritage (see Appendix B.).
4. Make the inventory accessible to the public and available to the Planning Board, Zoning Officer, Municipal Clerk, and Free Library. Provide a copy to the Office of New Jersey Heritage.
5. Update the inventory every other year to reflect changes in use, condition, or existence of landmarks.
6. Classify properties as to their historical, architectural, or archeological significance, i.e., contributing, key, or non-contributing. Individually designated properties are, by nature, key.

C. Protect and Enhance Historic Landmarks

1. Create by ordinance historic preservation zoning for landmarks which have been identified in this plan element or other qualified survey as historically, architecturally or archeologically significant. ONJH has advised that Oak, Walnut and Chestnut Streets, as well as the working-class neighborhoods south of Broadway, and the Victorian middle-class neighborhood east of Market Street be protected (see Appendix B.).
2. Establish a review process for the Historic Preservation Commission to grant a Certificate of Appropriateness for proposed exterior alterations in designated historic districts or to designated historic landmarks. The Commission should adopt clear, written procedures for carrying out design review.
3. Require a professional archeological evaluation when historic remains are found during excavation on a landmark site in order to document historical information before it is destroyed. On a designated archeological site, require an archeological evaluation prior to excavation.
4. Utilize the U.S. Secretary of Interior's Standards and Guidelines (see Appendix H.) and the National Park Service Preservation Briefs for determining the appropriateness of exterior alterations. Note that item 1. of the Standards pertains to use of properties, and use would not be the jurisdiction of the Commission.
5. Follow the Secretary of Interior's Guidelines for housing rehabilitation projects supported by city, state, or federal funds.
6. Develop design guidelines for new infill construction in historic districts. Make them available to developers, architects, builders, and homeowners.
7. Create the position of Historic Preservation Officer to advise applicants as to appropriate means of preserving, restoring, or altering their properties and to approve minor applications which do not require a hearing before the Commission. The duties of this position could be combined with those of the Zoning Officer, on a temporary basis, if he or she is knowledgeable of historic preservation. The Historic Preservation Officer would be the administrative arm of the Commission.
8. Ensure that development in historic preservation districts preserves sufficient land area around historic features to retain historic character. In order to accomplish this goal without undue concentration of development on the remaining portion of a tract, consider modifying density or intensity of use on historic properties.
9. Encourage coordination between the various public and quasi-public groups and officials involved in the redevelopment of the City, such as the Community Development Agency, Housing Officer, Building Code Official, Zoning Officer, Fire Code Official, non-profit groups such as the Chamber of Commerce, Habitat for Humanity, Salem County Historical Society, Preservation Salem Inc., FOCUS Inc., and neighborhood organizations. All proposed development and redevelopment activities should be reviewed by the Planning Board to assess their conformity with historic preservation objectives.

10. Plan infrastructure capital improvements in a manner which will preserve the fabric of historic districts. For example, a street repaving project would preserve stone curbs, brick sidewalks and trees. The 1991 repaving of Oak Street could serve as a model for future projects elsewhere in Salem where historic stone curbing and brick sidewalks exist. Require the comments of the Historic Preservation Commission for proposed capital improvements.

11. Consider other forms of zoning which may be appropriate for areas or landmarks not yet historic, but which embody a significance or integrity of design that would be desirable to conserve over time. The concept of "conservation district" could be used in order to impose some limited design review.

D. Promote the Utilization of Historic Properties

1. The best use for historic properties is continued original and/or present use in their original location. Governmental effort should be aimed at encouraging and making feasible such continued use. In instances where continued use is not feasible, sympathetic adaptive uses should be encouraged.

2. Review zoning and property maintenance ordinances to ensure that they do not discourage preservation of historic properties and to assure their compatibility with preservation goals.

3. Integrate other elements of the Master Plan with the preservation goals outlined in this plan. Review the land use, housing, transportation, and economic development elements and revise them as needed.

4. Inform owners, architects and developers about the exceptions available to historic buildings under the BOCA National Building Code (Section 513), the NJ Fire Safety Code (N.J.A.C. 5:18-4.2(c)), the NJ Barrier-Free Subcode (N.J.A.C. 5:23-7.3(a)7.) and federal accessibility regulation 49CFR153, 4.1.7(2), and ensure that local code officials are familiar with their application.

5. Provide a period of property tax abatement for approved historic rehabilitation of properties, in accordance with state enabling legislation.

6. Encourage purchase or acceptance of donations of easements or other forms of less than fee simple ownership for designated historic properties.

7. Encourage or mandate transfer of development rights to protect historic properties, if State legislation permits.

8. Acquire threatened important properties for public use if no other feasible means of preservation and utilization can be found. Alternatively, mothball and market threatened properties to private investors.

9. Encourage maintenance and sensitive upgrading, rather than replacement, of historic bridges.
10. Establish a preservation and restoration municipal revolving fund. Seek state and federal grants for preserving historic properties.
11. Market and sell abandoned housing for nominal cost to homeowners who are willing to rehabilitate within a specified period of time.
12. Initiate a paint program to aid property owners in maintaining their properties.
13. Facilitate the salvaging of architectural and building materials from demolished structures. Intercept these materials before they reach the waste stream and make them available to residents who would recycle them into their properties.

E. Protect Historic Landmarks from Public Projects

1. Nominate additional districts and landmarks to the New Jersey and National Registers of Historic Places. According to the Office of New Jersey Heritage, Oak Street, and portions of Walnut and Chestnut Streets are eligible (see Appendix B.). Also, the working class neighborhoods to the south of Broadway and the Victorian middle class area to the east of Market Street may well be eligible if historic research establishes the context of their significance.

The National Register of Historic Places is a list of properties significant in American history, architecture, archaeology, and culture maintained by the National Park Service. Listing on the National Register gives an historic building eligibility for certain grant and low-interest loan programs, such as from the National Trust for Historic Preservation, and for federal income historic rehabilitation tax credits for owners of income producing property. In addition, a registered building receives a measure of protection under the U.S. Historic Preservation Act of 1966. This Act and Executive Order No. 11593 require that no project federally funded, licensed, or assisted may endanger a building or site on the National Register without completing a specified review process. This process is known as the *Section 106 Review*. These regulations can also provide protection to buildings which are *eligible for* but not yet listed on the National Register of Historic Places.

Before a federal project is undertaken, the responsible agency (*e.g.*, DOT, EPA) is required to assess the impact of the project on properties listed on or eligible for the National Register. If the impact is adverse, the agency is required to demonstrate how this effect can be avoided or mitigated. The agency's findings are subject to review by the State Historic Preservation Officer and the federal Advisory Council on Historic Preservation. In the case of highway projects affecting National Register landmarks, the Federal Highway Agency is held to an even stricter standard for historic "section (f) properties". It must demonstrate that there is "no prudent or feasible alternative" to adverse impact on the property.

The State of New Jersey's participation in this process is the 1970 statute establishing the New Jersey Register of Historic Places (N.J.S.A. 13:1B-15.128 *et. seq.*). Properties are listed on the New Jersey Register before nominations are forwarded

to the National Park Service for review for listing on the National Register. Listing on the State Register qualifies a municipality or non-profit for matching grants and loans for rehabilitation under the Preservation Bond Program administered by the New Jersey Historic Trust.

The state statute protects historic structures from projects undertaken by state, or local governments. Such projects are subject to approval by the Commissioner of the New Jersey Department of Environmental Protection. The initial review for federal, state, or local projects is conducted by the Office of New Jersey Heritage.

2. Subject all improvement projects utilizing public funding to environmental review. The City should assure that all such projects have complied with applicable NJDEP review requirements.

More specific historic preservation goals and objectives are enumerated in the respective district descriptions included in this plan. Recommendations regarding the treatment of properties have been provided for each area. In this manner, preservation activities will address a wide variety of properties that represent the City's history, other than only a small, biased sample of properties.

V. HISTORIC PRESERVATION ORDINANCE

The most effective protection of historic resources takes place at the local level. Although both the state and federal statutes offer some protection for historic resources, they do not prevent a private owner from altering or even demolishing his listed building. Therefore, the most effective tool for the protection of historic resources is the designation of historic landmarks by means of a municipal historic preservation ordinance. The NJ Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-107b, provides the basic framework for a local ordinance. An Historic Preservation Commission should be created to carry out the ordinance and many of the means for preservation outlined in section IV.

The ordinance should include provisions required by the Certified Local Government (CLG) program. Through this program, funds appropriated under the National Historic Preservation Act Amendments of 1980 and other benefits are made available to qualifying municipalities. The program assures maximum public participation in municipal historic preservation activities. Complete guidelines for New Jersey CLG's are found in Appendix I.

The ordinance must state the extent of the Historic Preservation Commission's powers. Will the Commission have binding review powers, or will it merely be advisory to the Planning Board? Since 1980, the Historic Preservation Advisory Board has had binding power in some cases but not in others. Experience has shown the present "advisory" system to be administratively cumbersome for both applicant, reviewing boards, and code officials. A binding system would be simpler, and the occasional appeal would be made to the Planning Board, as it has been. The Commission *must* be advisory to the Planning Board, according to the MLUL, in the case of new development within designated historic districts or properties.

Another question of power is whether the Commission can prohibit demolition of a building, or whether it is limited to delaying action while other alternatives are pursued which might preserve the building. Both permanent and temporary restrictions on demolitions have been upheld by state courts.

The historic preservation designations and creation of the Commission must be in the zoning code, not a separate code. The ordinance should include the following items:

- Preface
- Purposes
- Definitions
- Creation of the Historic Preservation Commission
- Establishment of Historic Landmarks
- Criteria and Procedures for Designation
- Standards of Review & Design Criteria
- Economic Hardship
- Emergency Provisions
- Enforcement
- Preventive Maintenance

The *Preface* is an optional introductory statement which briefly defines the cultural heritage of the community and refers generally to the number and kind of historic resources, their condition, and to the various threats to those resources.

The *Purposes* component contains a list of goals and purposes for the regulation of historic resources. It should include the purposes of the enabling legislation as well as those specific goals appropriate for the individual municipality. It should cite the Master Plan as the impetus for the ordinance.

Definitions are necessary so that terms have specific meanings, avoiding uncertainty which can lead to claims of vagueness.

Creation of the Historic Preservation Commission establishes the Commission and describes its composition, terms of office, the naming of officers, etc. It enumerates Commission powers and duties, and outlines the application, noticing, and hearing procedures for review of applications for Certificates of Appropriateness.

Classes of work should be considered major or minor, and those classes of work should be described, as the present ordinance does. Minor applications, or some other specified class of work, could be approved without a hearing before the Commission by a designated officer qualified to make those judgments, be it a municipal historic preservation officer, the chairman of the Commission, or a preservation professional on the Commission. This would greatly expedite simple projects for owners and decrease the workload of the Commission. The Commission should be notified of all such decisions.

The Commission should adopt clear written procedures for carrying out its tasks, and these procedures should be made available to the public.

Each landmark or district must be named, and its boundaries must be carefully delineated verbally and graphically in a section entitled *Establishment of Historic Landmarks*. Although not required by the MLUL, the special character of each landmark can be described here. The list of the designated historic landmarks could be referred to as the City of Salem Historic Register.

Historic landmarks could be designated in one or more ordinances. The ordinances should be specific about standards and guidelines to be applied for any given landmark.

Criteria and Procedures for Designation, should be in the ordinance if the City expects to conduct further survey and/or to amend the preservation plan element or the ordinance. While the MLUL requires that the "standards used to assess worthiness for historic site or district designation" must be enumerated in the preservation plan element (see section VI.), it is not necessary to list them in the ordinance itself.

The ordinance must indicate the *Standards of Review and Design Criteria* to be used by the Historic Preservation Commission in reviewing actions affecting designated properties. The standards of review are broad principles that govern reviewable actions. The U.S. Secretary of the Interior's "Standards for Rehabilitation and Guidelines for

Rehabilitating Historic Buildings" (Appendix H.) should be cited or listed in this section. Decisions of the Commission must be based on standards, and the reasons for a decision must be stated in the record.

Design criteria and guidelines for new infill construction should also be provided. These differ from the standards of review for alterations in that they relate to specific categories of design, such as area and height, proportions of facade, position of openings, rhythm of spacing, materials, etc. The criteria for new construction can be included in the ordinance, or the Commission can separately adopt design guidelines as they are developed.

Hearings on appropriateness do not consider economic factors. Rather, economic factors can be evaluated fairly by a separate hearing designed for that purpose. An *Economic Hardship* hearing procedure and the criteria for the determination of economic hardship should be stated in the ordinance. This procedure should provide for both residential, commercial and non-profit cases of hardship. A hardship hearing is separate from an appropriateness hearing, and provides a fair forum for evaluating the expenses of rehabilitation, demolitions, or new construction. An economic hardship hearing would be necessary in order to demolish a historic structure. An aggrieved property owner could appeal an appropriateness decision on economic grounds, but would bear the burden of proving hardship. If there is no provision for a hardship hearing, the municipality may be vulnerable to claims of inadequate due process, a taking, or arbitrary decision-making.

When an historic landmark requires immediate repair to preserve the continued habitability of the landmark and/or the health and safety of its occupants or others, *Emergency Provisions* will outline accelerated review and approval procedures to address emergency situations.

The *Enforcement* section outlines actions that the Commission can take, including fines and powers, for violations of the ordinance and should be adequate to deter surreptitious actions to properties. Otherwise the ordinance will have no significant impact. In the case of an unauthorized removal or demolition, the owner can be required to restore the element removed or to replace a demolished structure with a replica.

It is advisable to include a *Preventive Maintenance* section in the ordinance. Here, the governing body declares that code enforcement in relation to historic landmarks is a high municipal priority. This provision ensures the continued useful life of properties and helps to prevent deliberate owner neglect leading to demolition. In Salem, a property maintenance code is in effect and should be considered when writing this section.

VI. CRITERIA AND STANDARDS FOR DESIGNATION

Designation Criteria

The National Register of Historic Places criteria should be used to guide the designation of historic landmarks. Fifty years of age is but one criteria, although a more recent exceptional property could also be designated. The identification of historic landmarks within the City has been and should continue to be based on their historical, architectural, archeological, and cultural significance in that they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and :

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of historic persons significant in our past; or
- C. Embody distinctive characteristics of a type, period or method of construction or represent the work of a master, or possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Are able or likely to yield information important in prehistory or history.

Listing on the New Jersey or National Registers of Historic Places satisfies the criteria for designation as a local landmark.

Guidelines for Delineating Boundaries of Historic Districts

The following principles should guide the delineation of historic districts:

- A. Historic preservation ordinances permit, but regulate, development on historic properties incorporating open land. Such regulation includes review of the placement, as well as design review, of new construction within historic districts. For this reason, if any part of a property is deemed historically significant, the entire property in common ownership at the time of designation should be included within the boundary of the historic district.
- B. The purpose of this plan and associated ordinance is to preserve the unique historic character of the City of Salem for the enjoyment of members of the public. Therefore, wherever possible, configure boundaries of historic districts to provide views of the major historic features of the district from the public way.
- C. Because the boundary of an historic landmark may not encompass other land historically related to it, development on adjacent properties could have an adverse impact on the setting of historic sites and buildings. Consider development of historic preservation buffer zones in which some design standards and landscaping requirements would be applied.

Criteria for Delineating Historic Districts

The following criteria should be considered when delineating historic districts:

1. Relationship of the physical aspects of the property or district to the significance for which it was designated. Some questions to be asked are:
 - a. What was the extent of the resource at the time it achieved significance?
 - b. How much of the resource survives in relatively unaltered condition?
 - c. How much of the resource is needed to convey a sense of the past?
2. Visual qualities. These may include not only the view of the surroundings of the property or district, but the view from it.
3. Natural boundaries. These may include such features as rivers or other water bodies, changes in contour and distinctive changes in soil and/or vegetation.
4. Manmade boundaries, such as highways, walls and fences, tree lines and hedges.
5. Political divisions and property lines.
6. Differences in land use.
7. Lines of convenience.

Nomination of Landmarks

Several entities should be entitled to nominate a landmark to the local historic register, such as the owner of a property, the Historic Preservation Commission, City Council, the Planning Board, or any organization with a recognized interest in historic preservation.

The ordinance will outline the procedure for designation of historic landmarks. Receipt of a nomination could freeze demolition or alteration of a property for some specified length of time.

VII. IDENTIFICATION AND LOCATION

The following is an inventory of the historic resources of Salem, based upon the criteria in Section VI., and provides a basis for designation of historic districts and landmarks. A letter from the Office of New Jersey Heritage dated July 8, 1991 (see Appendix B.) describes the areas of Salem eligible for the National Register. This determination means that these areas warrant protection if their historic and architectural significance is to be preserved.

Market Street Historic District

The Market Street Historic District includes the entire reach of Market Street from Fenwick Creek south to Broadway, and includes the 1772 Friends Meeting House on East Broadway. A map showing its boundaries and a list of specific block/lot designations and street addresses identifying the Market Street District are found in Appendix D.

The Market Street Historic District was listed on the New Jersey State Register in 1974 and on the National Register of Historic Places in 1975. The district is primarily residential, but also includes some mixed usage, particularly in the block between Grant Street and Broadway, where first floor offices are topped and backed by apartments. Some buildings have been entirely converted to office use. Only a few of such mixed usage buildings are owner residences. A complete description of the Market Street Historic District can be found in the National Register nomination (see Appendix C.).

Market Street was protected by ordinance in 1975. Compliance with the ordinance has been generally good, and the integrity of the district is consequently high. House tours on Market Street have become popular events, and evidence the preservation of this district.

In commemoration of the settlements first Swedish governor, the Johann Printz Memorial Park was established in 1988 near the foot of Market Street. Maintained by the Market Street Improvement Association, it contains a replica of a 1600's Swedish "survival" cabin and a "necessary garden". Across the street is Charles J. Pedersen Park, dedicated to Salem's 1987 Nobel Laureate. Printz and Pedersen parks present an intriguing entrance to the City and function as cultural, educational, and recreational sites.

The goals of preservation planning on Market Street are to (1) continue the preservation of existing historic fabric, (2) encourage restoration of buildings and streetscape, (3) minimize alterations to buildings, (4) ensure compatibility of new construction, and (5) examine the zoning for use compatibility with these goals.

Compatible improvements to the streetscape including replacing concrete sidewalks with brick, installation of reproduction period lamp posts, burial of utility lines, and landscaping, such as curbside trees and vegetatively screening intrusions are desirable. The construction of accessory structures and parking areas should be setback and screened from public rights-of-way to minimize incongruity.

The south end of Market Street is dominated by public and commercial buildings, being the seat of county government and the site of a church, a bank, a restaurant, a museum, and law and title offices. There are parking areas nearby. It is appropriately a commercial area.

In contrast, the north end of Market Street, between Grant and Fenwick Creek, is largely residential. Increasing use of single-family homes for offices has led to parking problems and less residential presence in the neighborhood. Though zoning presently permits light commercial uses, a restriction of commercial use to owner-occupied businesses is desirable. Conversions of single-family houses to apartments should be prohibited. However, conversions of very large houses to owner-occupied condos would be an acceptable use, if single-family use is unfeasible.

To accomplish the preservation goals for this district it is recommended that no exterior changes be permitted without a Certificate of Appropriateness. In addition to a Certificate of Appropriateness, all new construction, subdivision, site plan, and other development applications which propose improvements should obtain approval of a preservation plan prior to the action. The preservation plan should address the following general concerns:

1. Compatibility with the existing structures and landscape.
2. Anticipated effect on the ambiance, character and appearance of the district.
3. Effect on exterior architectural features.

related to the following issues:

1. Structure height
2. Structure width
3. Window width
4. Solids to voids relationship in front facade
5. Relationship of structure to open space
6. Relationship of entrance and porch projections
7. Relationship of materials, texture and color of facade and roof
8. Roof shape
9. Walls and landscaping
10. Structure size, mass, windows, door openings, porches and balconies
11. Screening of parking areas from view of the public right-of-way and from structures within the district
12. Interference with views from structures or places within the district

Site plan, subdivision, and other development plans should be designed so that the improvements respect the historic use pattern of the historic property and the interrelationship of historic factors of the property. Such design should also provide for an adequate visual buffer for the principal structure or structures, and, where appropriate, for an adequate visual buffer for the other historic features of the site. For major site plans and subdivisions, an archaeological survey should be provided.

It is not the intention of this plan to discourage contemporary architectural expression or to encourage new construction which emulates existing buildings of

historic or architectural interest or of a certain period or architectural style; but to preserve the integrity and authenticity of the historic preservation districts and to insure the compatibility of alterations and new construction therein.

A preservation plan for the alteration of identified historic structures should demonstrate that the proposed improvement either preserves or enhances the historical or architectural value and character of the structures; or seeks to return the structure, or the part covered by the application, to the known or reasonably conceived appearance it possessed at a specific historic period. All such alterations should conform to the Secretary of the Interior's Standards for Rehabilitation, included in this Plan Element in Appendix H.

Broadway Historic District

The Broadway Historic District is a concentration of 19th century commercial and residential buildings, and includes one of New Jersey's oldest landmarks, the Salem Oak Tree. Survey and nomination of this District to the NJ and National Registers of Historic Places was begun in the early 1980's (West Broadway Nomination and Ordinance Certification of Broadway) and completed in June 1991.

The Broadway Historic District as nominated to the National Register in June 1991 comprises those lots bordering the north and south sides of Broadway from Front Street to Yorke and Keasbey Streets, and also includes 1 Johnson Street, Mount Pisgah A.M.E. Church, and the Salem City Municipal Building on New Market Street. See Appendix F. for a listing of the lots and a map of the district.

The local historic district designated in 1976 began at Third Street on the west and ended at Johnson and Olive Streets on the east.

The District is informally divided into three separate areas: the west end, which contains a majority of large houses built by affluent and professional residents; the central business district, which contains the municipal and county offices and commercial shops; and the east end, which displays a wide variety of less formal dwellings, built originally by retired farmers and small businessmen. A complete description of the Broadway Historic District and its significance can be found in the National Register nomination (see Appendix E.).

An immediate goal for the Broadway Historic District is to extend the boundaries to at least match those of the National Register nomination. Many very significant buildings exist to the east of Olive and Johnson Streets and to the west of Third Street. Because Broadway carries Route 49 through Salem, because of its pending listing on the NJ and National Registers, because it maintains continuity of context through the city, and because the Coastal Heritage Trail, a National Park Service project, will follow Route 49 through Salem, preservation of the whole length of Broadway by local ordinance is imperative.

Compliance with the 1976 designation of Broadway Historic District has not been as good or as consistent as it has been on Market Street. Better enforcement of the code on Broadway is necessary if preservation is to occur. Because of its National

Register quality, Broadway deserves to be held to the same standards as Market Street.

The eastern portion of Broadway should be targeted for rehabilitation grants and preservation incentives, since residents of lower income occupy many of the buildings. On East Broadway there is a long heritage of African-Americans in Salem; Mt. Hope A.M.E. Church appears as an African ME Church on the 1875 map; Mt. Pisgah around the corner on Yorke St. has statewide significance as the earliest organized African-American congregation in New Jersey. Preservation, educational and tourism efforts should highlight this heritage and encourage more research. The neighborhood character of this area should be preserved and a review of use regulations would be appropriate. Conversions of single and double dwellings into multi-dwellings and lack of maintenance have been degrading the appearance and nature of the neighborhood, for example.

When development proposals are received for the several vacant lots on East Broadway, the same design guidelines for new construction as for Market Street should be utilized for review to ensure compatibility with the district.

The primary goal for the central business district is to provide a more comfortable, enjoyable, and compelling environment for shopping and rental. Storefronts and facades should receive rehabilitation sensitive to the historic context of the district. A comprehensive architectural study should be undertaken for improvements to the downtown streetscape in order to create a more cohesive environment. A study of the West Broadway portion of the business district by architect John M. Dickey entitled "A New Face For Broadway" provides design guidelines for changes, and should be utilized and expanded upon. A program such as "Main Street", a project of the National Trust for Historic Preservation, should be sought to facilitate the revitalization of the downtown.

In recognition of the economic importance of a viable business district, the principles guiding utilization and preservation of this area are unique. Assuming the business district will function best as an area which encourages pedestrian shoppers, proposed improvements to this area should be at a human scale. Furthermore, it appears that the business district is an extension of Market Street and should be subject to similar guidelines.

In addition to incorporating the architectural details illustrated by John Dickey, improvements to this area should also include appropriate landscape/streetscape detailing. Specifically, the brick sidewalk pattern, lamp posts, and street trees along Market Street should be extended through the Broadway downtown area. This treatment will add a cohesiveness to the entire area and encourage pedestrian interaction.

West Broadway should be subject to the same review guidelines as those recommended for Market Street. As with Market Street, West Broadway exhibits numerous examples of structures which have been restored and maintained within their respective historic context. Compatibility with existing structures, and the anticipated effects of changes on the ambiance, character and appearance of structures and the streetscape must be considered. The infill of brick sidewalks, lamp posts, and street trees should be encouraged. Views from the public way should also be controlled to maintain the visual integrity of this area.

Oak Street Historic District

The Historic Preservation Advisory Board in 1990 recommended that Oak Street be designated an historic district. The Office of New Jersey Heritage determined that Oak Street is eligible for the National Register (see Appendix B). Oak Street should be professionally surveyed and nominated for both the NJ and National Registers before further deterioration occurs. In the interim, ONJH advises recognition and protection of this area as a locally designated historic district.

Oak Street includes numerous examples of mostly 19th and some early 20th century architectural styles. Oak Street stands out among Salem's neighborhoods in its architectural significance. The lots are large, and many of the houses are high-style examples of Gothic Revival, Italianate, Second Empire, Queen Anne, Stick, and Colonial Revival.

26 Oak Street, "House of Nine Gables" is noteworthy for its Victorian Stick style, which is reminiscent of, and may actually be, the work of noted 19th century Philadelphia architect Frank Furness or associates. The homes at 32 and 34 Oak Street are pictured on the 1850 A.E. Rogerson map as Italianate in style and as the homes of Edward Q. Keasbey and Mrs. Keasbey. 34 Oak St. was extensively altered into a Colonial Revival style, probably early in the 20th century. 51 Oak Street (1912) was constructed by the Craven family, pioneers in the local glass industry. Most of the buildings on Oak Street maintain a very high degree of integrity, and some have been recently restored.

The streetscape also contains many unifying elements including brick sidewalks, slate curbing, wrought iron fencing, and a tree-lined canopy along the street.

St. Mary's Church, located on the corner of Carpenter and Oak Streets is also notable. This structure is the oldest church on its original foundation in the Camden Diocese and was reconstructed of Avondale stone in 1852. At that time the parish included all of Salem County and portions of Cumberland County.

All properties which front both sides of Oak Street from Broadway to Meadowside Lane would be included in this district. Proposed boundaries of this district are the centerline of alleys for most of its western and eastern borders. Where alleys do not exist, rear property lines shall delineate the boundary of this proposed district. A map and the specific block/lot designations and street addresses of the proposed Oak Street District are included as Appendix G.

Walnut Street Historic District

According to a determination by the Office of New Jersey Heritage in 1991, that portion of Walnut Street from #12 on the east and #19 on the west, south to Smith Street is eligible for the National Register. It is a mid to late 19th century middle-class neighborhood, dominated by Gothic Revival style houses with a high degree of integrity. Of its type, it is relatively rare in New Jersey. It should be protected by local ordinance as soon as possible to retain the high degree of integrity that presently exists.

Chestnut Street Historic District

According to a determination by the Office of New Jersey Heritage in 1991, that portion of Chestnut Street from #10 on the east and #9 on the west, south to Carpenter Street is eligible for the National Register. It is stylistically similar to Walnut Street, though less dominated by Gothic Revival, and reflects 19th century middle-class tastes. It should be protected by local ordinance as soon as possible to retain the degree of integrity that presently exists.

Seventh, Eighth, and Grant Streets

This middle-class Victorian area is noted by the Office of New Jersey Heritage as possibly eligible for the National Register if its historic context is brought to light. ONJH advises that this area be protected to maintain its integrity.

The original portion of Seventh Street extended north from East Broadway sometime before 1871. It was first known as Parrett Street, then in 1871, was briefly named Livingston Street, before its name was finally changed to Seventh a few months later.

By 1875, houses had been built up to just beyond the bend in the first block. In 1878, the rest of the block north to Grant Street, largely a tract sold by Robert Gibbon Johnson in 1824 to David B. Smith, a Market Street hatter and ferry operator, was subdivided into lots by his daughters Arabella Hornblower and Mary Clement. These lots were sold off during the 1880's, and building ensued. This first block of Seventh was fully developed by 1886, according to a pictorial map of that year.

On the west side of this first block exists a section of original brick sidewalk over 300' in length. The curbs here are still slate. Future road projects should preserve the stone curbs and brick walks. Future improvements should include the planting of curbside trees, the burial or relocation of overhead utility wires, which are presently a visual blight, and replacement of broken concrete sidewalk with brick.

This block, as well as Grant Street, is dominated by the Second Gothic Revival style of architecture. Many of these houses are doubles, and most of these have been converted to several apartments. A very distinctive Mansard-style tower exists at 144 Seventh St. Other styles are Queen Anne, Italianate, later four-square and bungalow styles, and vernacular forms. Seventh St. exhibits a late 19th century middle-class neighborhood. However, porches and architectural details are gradually disappearing. If this street is to maintain its historic character, historic designation must be forthcoming.

The **John G. Garwood House**, a Second Gothic Revival house at 159 Seventh Street was built around 1887 by John G. and Rebecca A. Garwood, the proprietors of the Garwood House, formerly Sherron's Hotel, on Market Street. Maurice B. Ayars, onetime President of Ayars Machine Company and Salem Tin Can Company at Ward and Griffith, and after 1887 on Hubbell Avenue, owned it from 1895-1901. Colonel Robert T. Seagraves, a federal judge, occupied the house from 1901-1924.

The house shows a variety of late Victorian influences. Stick Style is seen in the square tower and railing and in the rear porch brackets. Eastlake is represented in the reeded eave brackets and bay panels, while the asymmetrical massing of the building is a Queen Anne influence. Gothic elements are seen in the height of the house, the steep north gable, and pointed window hoods. The entry, vestibule, and first floor hallway and staircase show Renaissance Revival influence. A floral motive is repeatedly seen on the interior and exterior of the house.

A smaller house very similar in plan and details is seen at **234 Grant Street**. It was built between 1883 and 1887, by John S. McCune, a carpenter.

Similar in style is **173 Seventh Street**, another tall Gothic/Stick/Eastlake house. It was built by 1892 by Elizabeth Green and her son James H. Green, a wheelwright, on land sold to them by the Society of Friends in 1881 (part of land sold to Friends by Thomas Sinnickson in 1873). The house remained in the Green family until 1988, when descendent Frances E. Green, a Salem schoolteacher, died. Interior woodwork, plaster medallions, and marbelized fireplaces are identical to those of 159 Seventh Street.

North of Grant Street, the area now covered by Seventh and Eighth Streets was known as "Springhouse Farm," and was one of Robert Gibbon Johnson's farm tracts. His son Robert Carney Johnson willed this land to his daughter, Anna G. Hubbell, and grandson, Johnson Hubbell. They sold off lots in the years 1882-1891.

The railroad crossed Fenwick Creek from Claysville and was extended to a terminal on Grant Street in 1882. A freight station, still in use, and a passenger station, demolished in 1944, were built. In 1893 the Ayars Machine Company built a new complex on Hubbell Avenue. By 1915, the Salem (grist) Milling Company, and the Salem Brass and Iron Manufacturing Company shared Hubbell Avenue with Ayars. Housing development seems to have followed this expansion of industry from the northwestern section of the city. Land once owned by the Johnson family became Hubbell, Seventh, Eighth, and Grant Streets, and provided the area for housing development in the late Victorian period.

The block bounded by Seventh Street, Hubbell Avenue, and Gibbon Street, and land to the west of Hubbell Avenue was bought by John C. Belden, Jr., and subdivided in 1882.

Lots on Eighth Street and the eastern ends of Pledger, Pearl, Gibbon, and Grant Street were created in 1893 by J.W. Gayner and C. L. Sinnickson, who bought the land from the Hubbell's in 1891.

The east side of Seventh to Pledger Street was held by Johnson Hubbell until after 1893. The block bounded by Seventh, Eighth, and Pledger was held by Thomas Sinnickson until after 1893.

The **Charles H. Ayars House** at 75 Eighth Street was built sometime after 1894 by Charles H. and Hattie Belle Ayars. Charles was the half-brother of Maurice B. Ayars, who headed the business after 1883. Charles came to Salem in 1883, and joined the business in 1893. He became President in 1922, when Maurice sold out and went to

grow almonds in California. At the peak of their success, the Ayars Machine Company manufactured 85 percent of the nation's vegetable canning machines. It also had an international reputation. Charles held many patents on canning machinery and invented the first traffic light erected at the intersection of Market Street and Broadway during the 1920's. The house is an outstanding example of Queen Anne style, with decorative shingling, a turret, terra cotta cresting on the roof, and asymmetrical massing.

A notable example of a 1934 Dutch Colonial Revival is seen at 78 Seventh Street. It was designed by its only owner, Lydia Mulford, who was a Salem art teacher. She located suitable stone at the Avondale quarry in Pennsylvania.

A number of houses on Eighth Street are said to have been moved from Hubbell Avenue.

A number of earlier, Federal style buildings stand in this neighborhood, and two are known to have been moved from Market Street. The Dr. James Van Meter House at 16-18 Seventh Street stood at 60 Market Street on the site of the present Presbyterian manse until 1909. Its original front doorway is intact. The 1804 Colonel Andrew Sinnickson House, 159-161 Grant Street, was originally at 87 Market Street, and was moved to make way for Ford's Hotel in 1891. 283 and 284-286 Gibbon Street are two more Federal style houses, the origins of which remain to be discovered.

Carpenter, Hedge and Thompson Streets

These streets were named for three early colonists who arrived with John Fenwick in 1675. Hedge Street and Carpenter Street began to develop in the 1840's. Carpenters, laborers, shoemakers, clerks, harnessmakers, boatmen, barbers, hostlers, and servants were among the people living here in 1875. The construction of St. Mary's Catholic Church at Oak and Carpenter reflected the Irish presence here. The houses are modest to small vernacular styles, with some retrofit of Victorian decoration and porches.

This area is referenced in the letter from the Office of New Jersey Heritage as one deserving of protection and further historic research. A city policy of allowing vast holdings of HUD Section 8 subsidized rentals in this area has in the last 20 years resulted in a serious deterioration of the building stock in this area, and 1991 saw several demolitions. The area presents a challenge to the city in presenting both affordable housing and historic preservation opportunities.

The Southeast Quadrant

The Office of New Jersey Heritage has determined that this working-class area may be eligible for National Register if historic research bears out its historic context. ONJH recommends protection for these areas.

Maps of 1850 and 1875 shows development along Union, Olive, Elm and Wesley, Church, and Mechanic Streets.

The Old Waterfront

Maritime activities flourished along Salem and Fenwick Creeks in historic times. Virtually of the buildings and structures associated with them are gone. The port district, the former Heinz factory, Anchor Container Corp., an Atlantic Electric substation, National Freight, and a warehousing facility cover areas that could yield archeological remains of Salem's maritime history. Excavating activities should be approved and conditioned on providing a professional archeological documentation should remains be encountered.

INDIVIDUAL LANDMARKS

The following individual landmarks have special significance and should be designated historic and protected by ordinance.

Guilford Manor: 354 Grant Street

This 15 room three-story house was built in the late 19th century by Johnson Hubbell, a grandson of Robert Gibbon Johnson. The house was named Guilford Manor by Johnson Hubbell after the fact that the original Johnson family home at 1 Johnson Street was named Johnson Hall. At the time the Manor was built the land was part of the Johnson farm, which once covered most of the area now bounded by Market Street, East Broadway, Grant and Keasbey Streets. Although built during the latter part of the Victorian period, its architecture is more in keeping with the Edwardian style popular then in England.

Robert F. Laird, Sr., purchased the house in 1927, and it has been the residence of the Laird family ever since. Modifications to the building have been mostly restricted to the interior and confined largely to the removal and relocation of partitions and the installation of modern conveniences. Original panelling and wainscoating are intact.

First Methodist Church : Walnut Street

Methodism was introduced into Salem in 1774, and the first church, a frame structure, was built in 1784 and is now located at 200 Church Street. The second church, on the present Walnut Street site, was completed and dedicated in 1838. By 1886 the congregation had outgrown the old brick church, tore down the structure, and built the present church, also brick, on the same site in 1887-1888. In 1913 a pipe organ was installed at a cost of \$2,800, part of which was given by Mr. Andrew Carnegie. During the early years of the church, Salem was one of a number of churches on a circuit served by traveling preachers, of whom the best known are Benjamin Abbott (died 1796) and Thomas Ware. Both of these men were present at the erection of the first church and are now buried in the graveyard behind the present church.

The original church at 200 Church St. should be protected from further alterations or demolition.

Ward Building : 190 Griffith Street

This complex of industrial buildings sits at the corner of Griffith and Ward Streets, and was a blacksmith shop in the early 1850's. The earliest portion of the building on the corner dates from 1845, the adjacent one on Griffith Street from 1859, and another portion, at one time the Horner Foundry, extends down Ward Street.

Between 1848 and 1852, Samuel Ward permitted the Saint Mary's Catholic congregation to hold worship services upstairs in Ward's Hall while their church was being built on Oak Street.

In 1873, James Ayars brought his machine shop to the Ward building from Othello after prominent Salem businessmen Graham Tyler, James Patterson, and Owen L. Jones offered him \$1000 to do so. Ayars operated here for ten years, then went to work in Owen L. Jones' canning factory at the foot of Fifth Street.

James Ayars was the son of Robert Ayars, who in 1837 with Benjamin Ayars founded a blacksmith and wheelwright shop in Othello. They had learned the trade from a Mr. Cole of Harrisonville near Woodstown. James turned Ayars Machine Co. over to his 17-year-old son Maurice B. Ayars, who continued the business at Ward and Griffith until 1887, when a new complex was built on Hubbell Avenue.

The Ward Building was later occupied by G. Benjamin Sheppard & Sons, machinists. In the 1920's, it was a sewing factory and store. A painted sign saying "Furrier" is still visible on an exterior brick wall.

The present stone facade on the Ward Building was from an old ice house on Fenwick Creek at the end of Fifth Street, possibly the Salem Coal, Ice, & Storage plant, which was formerly the site of Owen L. Jones' canning factory.

The Ward building is a rare surviving example of an 18th century industrial building.

Griffith Street School : 83 Griffith Street

Built in 1868, this school educated white children in grades 1-4 in this working-class section of town. This building is presently used for offices by Anchor Glass Corporation.

Rev. William B. Otis House: 8-10 Linden Street

A drawing of this large Italianate house appears on the 1850 map of Salem in the Salem County Historical Society. It originally faced East Broadway (then Fenwick Street) between Elm and Yorke Streets, accessed by a large circular drive. In the 1920's it was turned to face Linden Street, and its front yard became the site of a gas station. It is now a nursing home and has experienced much remodeling. Some original bargeboard decoration still exists on the south-facing gable end. The house has a hip-roof and a dormer on the back roof. The windows are six-over-six in configuration.

On November 25, 1846, Rev. William B. Otis married Anna E. Tuft, daughter of John Tuft, who owned lands in Salem, Cumberland, and Gloucester Counties. The Tufts were early members of St. John's Church. John Tuft sold much land in the late 1700's and early 1800's. He willed his 16-acre parcel at the east end of Broadway to his daughter Anna in 1835.

In 1839, according to Sickler, Fenwick Street was defined as the street from "Market St. to John Tuft's", and Yorke Street as "John Tuft's to Elsinboro". In 1856, the property was sold to Robert Grier, a farmer and onetime mayor of Salem, who owned it until 1897.

This history, the 1850 map, and the style of the house, indicate that it was built between 1835 and 1850. This building should be incorporated into the Broadway Historic District.

Andrew Yorke House: south corner of Yorke and Magnolia Street

Andrew Yorke came to Salem in 1773. He purchased this house from heirs of Tobias Quinton and lived and kept store in it. The house is c. 1700. It was given an ashlar finish, a stucco wall coating with incised lines to imitate stone. This ashlar finish was popular during the Italianate architectural period (mid 19th century).

Keasbey House: 465 East Broadway

On what was once Quinton Street, this Federal period house expresses a superb front entrance which evidences an owner of major stature. This was a farmhouse, and was occupied by Quinton Keasbey around 1860, and by Matthew Keasbey in 1850. Early maps show the area on both sides of Quinton Road in Salem as Keasbey land.

Ivey Point

John Fenwick built a house here in 1677. It stood near Fenwick Creek, about 300 feet west of Market Street. Fenwick first built a log cabin, then constructed a house of brick. It was demolished about 1830, and the bricks used to build a blacksmith shop in Claysville. The site has never been archeologically investigated. The property should be designated an archeological site and protected from excavation and development until it is professionally dug and documented. A reconstruction of the building or other interpretation of the site would be a good tourism and educational project, considering the importance of John Fenwick to Salem's history.

Pedrick House: Roe Avenue

This house dates from around 1750. It is a pattern brick house, but has had major changes to the front, perhaps in the early to mid 19th century. A front gable and bracketed eaves suggest Italianate remodeling. The west elevation seems to be fairly intact. A rear section may predate the front.

Eastview: 460 East Broadway

This Queen Anne style house was built in 1886 by the Eastview Cemetery Association to house the groundskeeper. The date appears in the front gable of the house, and a newspaper account in 1886 reports on its construction.

Samuel Tyler House: 442 Kent Street

The street is also known as New Bridge Road or Tyler Street, as it is called on the 1859 map of Salem. This house is a perfect example of Flemish Bond brick. It was advertised for sale in 1845 as a "new brick house." A few yards south is the famous triangular boundary intersection of Salem City, Quinton, Elsinboro, and Lower Alloways Creek. On the west was Angelo's landing on Upper Fenwick or Keasbey's Creek, in colonial times a significant commercial area.

The Salem Armory: New Market Street

A fine example of Georgian Revival architecture, the Armory was built between 1923 and 1924 on the Strauss lot. It is brick with trim of Indiana limestone. The County Freeholders bought the lot, and the state provided funds for the building, much needed for a home for Company F, 114th Infantry, 29th Division, American Expeditionary Forces. This Company saw action in World War I on the Meuse-Argonne front in France in October, 1918.

It housed a drill hall, rifle range, locker room, an officer's room and vehicle storage space. Even before the building was finished it became the scene of community social functions, such as hospital benefits, dances, and high school sports events. World War II brought about a restriction to military use only.

A 1955 addition doubled its size. In 1972 it was sold to the Salem County YMCA.

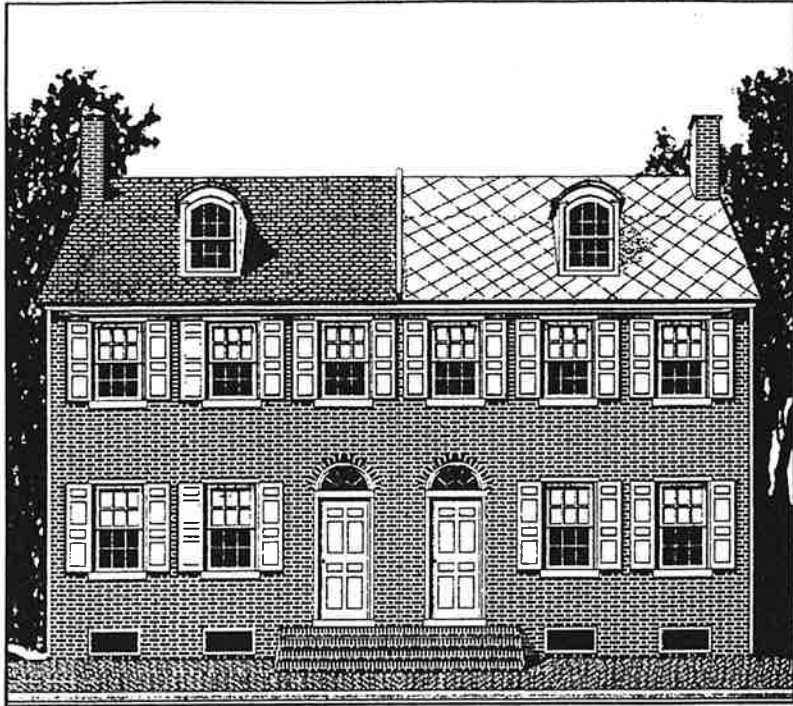
Thomas J. Van Meter House: 360 Grant Street

The Van Meters immigrated to New York State from Holland in the 1650's. Brothers John and Isaac moved to Pilesgrove in 1741 and helped found the Presbyterian Church at Pittsgrove.

John's great-great-grandson Thomas built this house around 1830, after he married Hannah Keasbey, daughter of Anthony Keasbey, who willed to her his land on Grant Street in 1815. At that time the only access to the house was from Johnson Street, as Grant Street had not yet been laid out through the marsh. The house is late Federal in style.

The Van Meters were major contributors of funds and furnishings to the new Presbyterian Church in Salem after 1820, when Robert Gibbon Johnson suggested that their own church be built. They had previously worshipped at St. John's Episcopal Church on Market Street.

Thomas' daughters, Artemisa and Martha, deeded the house to the Presbyterian Church in 1901, hoping it would be used as a parsonage. The Church sold it in 1930 to James Otis Wheeler of the noted Salem jewelry and watchmaking business.



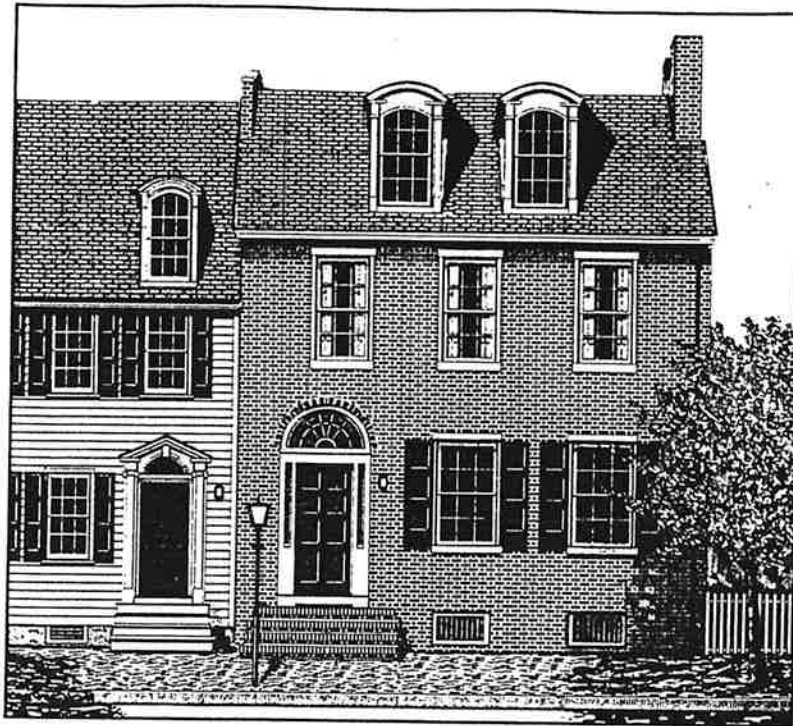
Anne Nicholson Ward House (c.1830).
67-69 West Broadway.



Elizabeth H. Nicholson House (pre 1855).
71 West Broadway.



Martin P. Grey House. 97 West Broadway



Samuel Clement House. 15 Market Street.

Samuel Clement built what is now the back section of this house about 1760. Clement's father, Thomas, purchased what is now the rear brick section of the Federal style frame house, shown at the left in this sketch, from James Wood, probably at the same time. Thomas had a store located where the side garden of no. 15 is now.

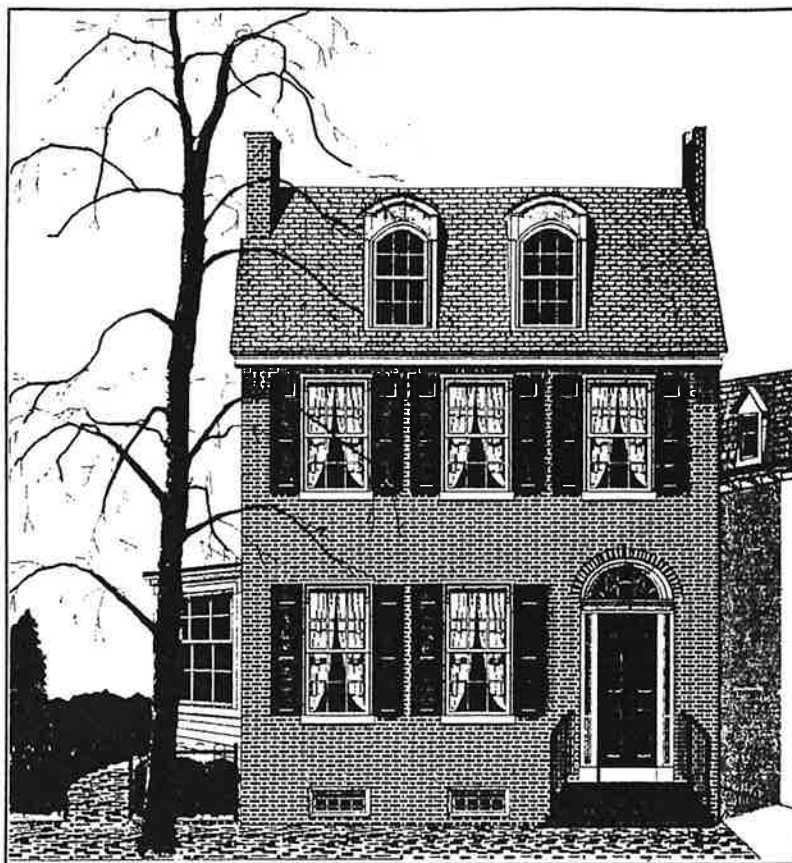
The Federal brick front section of this house was added between 1823 and 1826. According to an 1875 map both houses were still owned by members of the Clement family then.



William Sharp House. 31 Market Street.
This outstanding example of the Italianate
style of architecture was built in 1862 by
William Sharp .



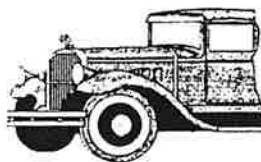
Mecum House. 33 Market Street.
James Wright Mecum built this house for his bride, Lydia
Anne Harrison, in 1840.



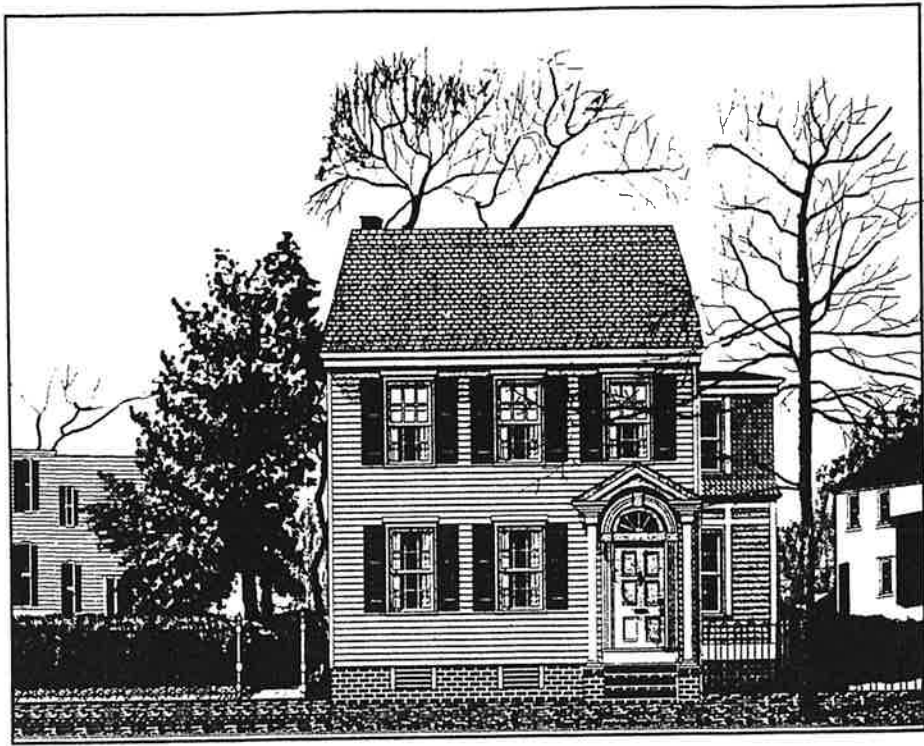
The Gideon Scull House. 45 Market Street.

The front Federal section of this house was built by Gideon Scull in 1823. Recent restoration work revealed a large walk-in fireplace in the center section, indicating that this portion probably dates from the 18th century.

From the early 1900's until the mid 1930's this was the residence of Dr. Richard Morris Acton Davis, who was family doctor to almost everyone in Salem . Many of us who are past the age of 60 owe our entrances into the world to him.



Perhaps Salem natives in that age group will remember that Dr. Davis always drove Pierce-Arrow cars. One could always tell where he was during his rounds of house calls from where his car was parked. Rumor has it that just before Pierce-Arrow went out of business during the great depression, Dr. Davis bought 2 brand new ones and stored them in his barn for future use.



The Goodwin Sisters House. 47 Market Street.



Clement Acton House. 55 Market Street.



Joseph Bassett House. 69 Market Street.

This impressive 3 story Greek Revival style house was built in 1854 by Joseph Bassett. Mr. Bassett was a charter member and first treasurer of the Salem County Historical Society. An 1875 map shows Dr. A.B. Lippincott as the owner at that time.

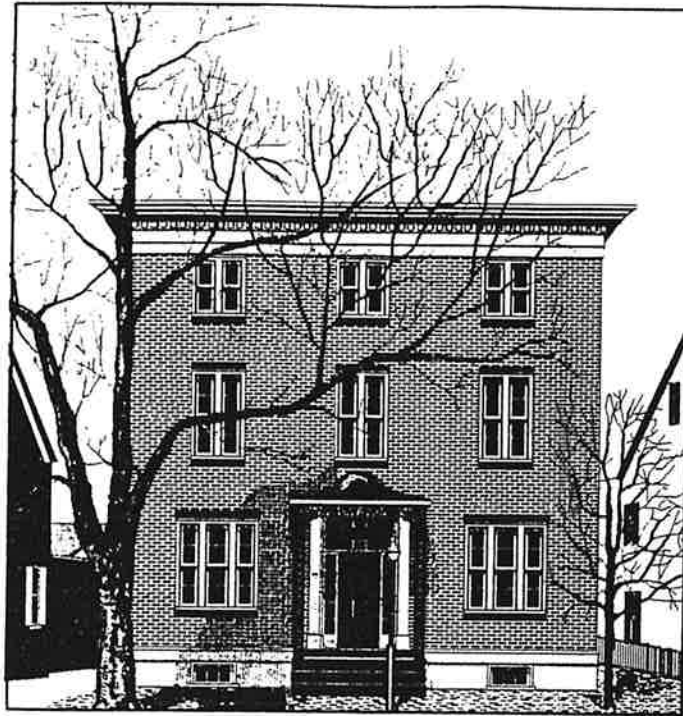
From the early 1920's until the early 1950's this was the residence of Dr. David W. Green and his family. Dr. Green, one of Salem's all time most loved and respected family physicians, maintained his offices in part of the first floor of the house.

Ownership of the property has changed hands at least twice since Dr. Green's death. Today it has the appearance of an abandoned house, showing the effects of many years of neglect.

Many who remember the way it was when Dr. Green lived here hope that it can be saved and restored before it is too late. Because of its size and its prominent location it is a vital part of the Market Street streetscape.



The David Smith House. 75 Market Street.
Pictured as it might have looked during the
eighteen fifties before its front facade was
painted. It was built about 1790. At the rear of
the house, down the alley to the right, was an ice
cream factory.



Dr. Quinton Gibbon House (1857)
77 Market Street.



Alexander Grant House (1721)
79-83 Market Street.



Guildford Manor, 354 Grant Street, was built in about 1890 by Johnson Hubbell. Hubbell was a grandson of Robert Gibbon Johnson of "tomato" fame. Although designed during the Victorian era, it is more akin to the Edwardian Style that was popular in England at the time.

The Johnson family farm once covered the entire area now bounded by Market Street, East Broadway and Keasbey Street. Guildford Hall (No. 1 Johnson Street) was the family farm house. Hubbell erected his house at the opposite end of Johnson Street on Grant. He named it Guildford Manor as a variation of the name of his family home. It has belonged to two, possibly three, families since Hubbell's death and has been the home of the Laird family since 1927.

There are more than 15 rooms in this 3 story house. It has been preserved in almost original condition with modifications limited essentially to removal and rearrangement of internal partitions and the addition of modern conveniences.



Dr. Thomas J. Van Meter House. 360 Grant Street. Dr. Thomas and Hannah Van Meter built this Federal Style house shortly after their marriage in 1830 for the sum of \$2,600. The interior has large doors with bird's-eye maple panelling and walnut trim, tiger maple spindles in the curving open staircase and some floors of random width pine. Fireplaces both up and down stairs are adorned with marble mantles. The grounds around the house are magnificent, with many large boxwood bushes.

In 1901 the joint will of the surviving Van Meter daughters deeded the property to the First Presbyterian Church, never to be sold. The church leased the house to tenants. By 1930 the house had fallen into bad repair and a court order was approved to permit its sale. In 1930 it was purchased by Mr. and Mrs. James Otis Wheeler, who undertook extensive restoration. In 1962 it was sold to Dr. and Mrs. Frank Winters who continued the rehabilitation of the property. In 1973 the present owners, Mr. and Mrs. James N. Acton, Jr., bought the house and have continued restoration of both the house and its grounds.



The House of Ten Gables. 26 Oak Street. Also known as the Victorian Cottage. Built by Robert Gwynne about 1890. Gwynne was mayor of Salem. At Mr. Gwynne's death the house passed via sheriff's sale to the Powell R. Smith Family in 1916. Smith in partnership with Clinton Brown owned a men's clothing store in the East Broadway business district. The Smiths retained ownership of this house until 1976. While living there Mrs. Smith published a book of verse celebrating her gardens and view of the world from "The House of Ten Gables."

Architecturally, Ten Gables is a unique structure in the Stick-Queen Anne tradition. A number of features suggest the work of the Philadelphia architectural firm of Furness and Hewitt. George W. Hewitt's work has been documented in Salem in the 1883 period (St. John's Chapel).

The house was purchased and restored in 1989 by St. John's Episcopal church for use as a Rectory.



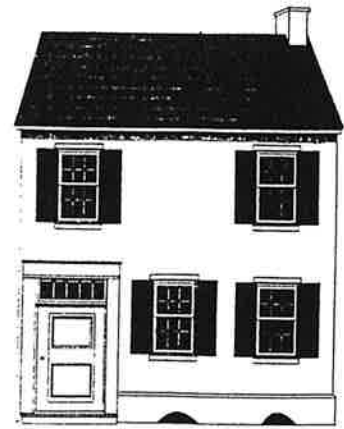
Samuel Tyler House. New Bridge Road. Located a few yards from the triangular boundary of Salem City, Quinton, Elsinboro and Lower Alloway's Creek Townships. The builder is unknown, but it was purchased in 1745 by Samuel Tyler, a tanner of Lower Alloway's Creek. It was described in his deed as a new brick house. Tyler owned extensive property just south of Salem and along this road, which had once been called Tyler Road. This was originally a hip-roof house.



Keasbey House (1824)
279 East Broadway



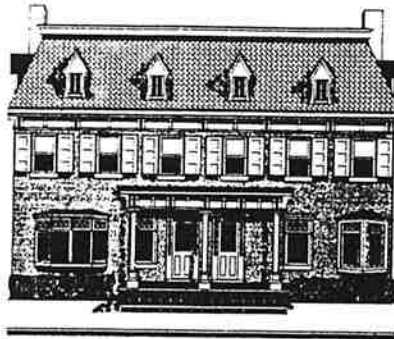
Ebenczer Smith House
(1842). 277 East
Broadway.



Jeffers House (c.1700).
East Broadway.



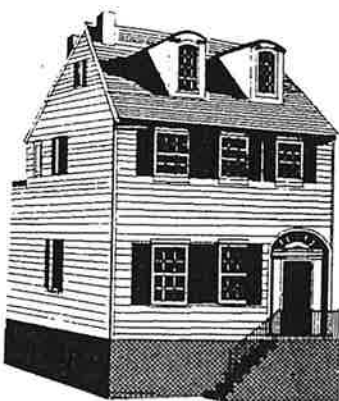
Garwood House (c.1886).
159 Seventh Street.



Benjamin Archer House
(1823).
41 Market Street.
Richard Woodnut House
(1738).
43 Market Street.



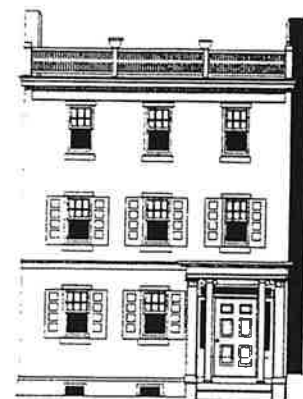
Jane T. Smith House
(c.1837).
54 & 56 Market Street.



Ephriam T. Haines House
(c.1807). 28 Market Street.



Wood-Clement House.
(c. 1760). 17 Market Street.



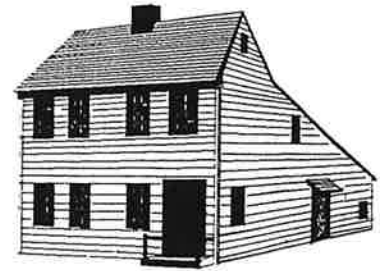
William Parret House
(c.1706). 89 Market



Old County Courthouse.
1735, 1815, 1908.
East Broadway and Market
Street.



New Johnson Hall (1806).
94 Market Street.



Saltboxes (c.1825).
16 and 18 Market Street.



St. John's Episcopal Church
(1836). Founded 1722.
76 Market Street.



4. Jacob Hufty House
(1700's), **5. John Wistar**
House (c.1790, 1814).
21 and 23 Market Street.



John Jones Law Office
(1735). Located at rear of
Alexander Grant House,
79-83 Market Street.