

P. BALLANTINE & SONS BREWERY, STABLE
967-971 McCarter Highway, Block 17, Lot 34
Newark
Essex County
New Jersey

HABS No. NJ-1059-A

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46A-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
Northeast Region
U.S. Custom House
200 Chestnut Street
Philadelphia, PA 19106

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Location: 967-971 McCarter Highway, Block 17, Lot 34
Newark, Essex County, New Jersey
USGS: Elizabeth, NJ
UTM Coordinates: 18.570340.4510180

Significance: One of the few remaining structures associated with the former P. Ballantine and Sons Brewery at its founding site, the stable is an excellent example of a mid-to-late nineteenth-century utilitarian structure associated with an important manufacturing complex.

Description: The building is essentially a late-nineteenth-century composite of three separate structures which are built on the site and incorporate parts of earlier structures dating from the middle of the nineteenth-century. The oldest portion of the building appears to be the three-story flat-roofed brick structure located at the northeast corner of the plan form. This section, which will here be called Section No. One, presents a three-bay front along what is now McCarter Highway and a seven-bay facade along its side or northern face. A decorative corbeled brick cornice distinguishes the three-bay false-fronted facade, while a simple brick "fascia" forms the cornice at the northern side. Architectural investigations made at the site in August of 1992, suggest that this detail was added sometime after 1916 when Landing Place was cut through to connect Saybrook Place with Front Street, which had been newly renamed Ogden Street (later to be called McCarter Highway). In all likelihood, the decorative corbeling was intended to match that which had been added earlier to Malt House No. Three and to the addition made to the stable complex around 1900 (here called Section No. Two). A typical storefront is extant at the ground floor facing McCarter Highway.¹ The windows on the second and third stories are single openings with stone sills and lintels. All window and door openings in this section have been boarded over. Photo Nos. 1, 2, 3) (See floor plans pages 9-12.)

The second portion of the stable is comprised of a rectangular plan form which site and archival investigation suggests dates from between 1892 and about 1900.² Architectural site examinations have revealed that the western end of Section No. One was cut to accommodate the construction of Section No. Two. This can be clearly seen by examination of the bricks at the junction of the two separate structures. (Photo No. 3)

Section No. Two of the stable is distinguished by a three-bay, two-story facade facing north that is located at the top of an eastern-sloping brownstone-walled ramp. This elevation was clearly intended to be the frontispiece of what was a newly reorganized and unified building; a far more orderly composition than that seen on the 1868 Vanduyne and Sherman Insurance Map. (See page 13.) The side or western facade of this section is partially submerged below grade so that the second floor, into which there was originally a wide wagon entry at the north facade, originally functioned as the building's main level.

The three-bay northern facade of the stable represents the most consciously-designed architectural elevation of the entire ensemble. This facade is distinguished by decorative piers which frame each of the bays in a resulting a-b-a rhythm, the center bay being the widest. A decorative belt course of obliquely set bricks in a soldier course and a "Gothic-style" brick cornice identical to those on the complex's McCarter Highway facade and with other brewery buildings characterizes the elevation. While this wall possesses only one of its original eight-over-two double-hung windows sashes (located at the upper left hand corner), there is sufficient original fabric and architectural detailing to suggest original appearance. The window which was originally located at the second-story center bay, for example, is in an altered condition which allowed for the insertion of a large access door, since bricked in. The remaining window sash has been changed, although the segmentally-arched brick window hoods are still in place. The location of the original entry door, most likely a large wooden double door, can be easily located because of the presence of the original piers and the iron lintel which framed the wide opening. (Photo No. 3) The windows at the western facade are located on two levels. At the second floor level, which is actually the level that was entered through the large opening on the northern wall, the windows, which alternate in a pattern of two single windows and one double window, have their sills located at grade. A series of ten single windows is placed above them on the third level. (See floor plans pages 11, 12). The architectural detailing at this facade is minimal and there is no decorative cornice. (Photo No. 4)

As suggested by the Sanborn Map of 1930, the two-story brick building fronting McCarter Highway and Landing Place was likely constructed to "infill" the triangular plot of ground that resulted south and east of Sections No. One and Two mentioned above. The structure, here called Section

No. Three, is almost an isocetes triangle in plan and is characterized by having two store fronts at street level and a number of double and single window openings at its second-story level. A corbelled brick cornice at the flat roof is identical with that on Section No. One, directly to the north, and that on the northern facade of Section No. Two. While the street facade of Section No. One was probably modified at about the same time that Section No. Three was constructed, it is clear that they were not constructed simultaneously. (Photo No. 1)

History:

The earliest buildings at this site may have been constructed by Peter Ballantine, Sr. as accessories to his brewery business. These may have been the woodframed structures that are noted on the 1874 Perris and Browne map. By the third quarter of the nineteenth-century, it is clear that the site was occupied by a series of small structures that functioned, because of their interconnections, as a single building. There is the possibility that portions of the present structure incorporate part of an original stone retaining wall that is still visible as the west wall of a series of vaults located at the ground floor. (See floor plan page 10.) It seems plausible, judging from a study of both the Vanduyne and Sherman Map and the Perris and Browne Map that earlier parts of the stable were, in fact, constructed above this wall and were entered at both the ground- and second-floor level at grade. In any event, by 1874, most of the buildings on the site were constructed of brick and were between two and three stories in height.³ Several frame structures and a large shed, which was located between the northern wall of the stable and the southern wall of Malt House No. Three comprised the remainder of the brewery. (See page 13.)⁴

According to notations on the 1874 Perris and Browne Map, the actual stable portion of the building may have, in fact, occupied only a small portion of the structure. On the map, a building noted as the "Stable" is shown at the south west corner of this building complex and fast along the property belonging to Frederick T. Frelinghuysen. On the 1868 perspective view by Vanduyne and Sherman, the building on this site is shown as a sloped-roof structure. (See page 13.) Whether or not the rest of the structure/building was used to house horses is not known, but it is possible that as the brewery grew, horses were kept in various locations throughout the area in addition to being kept at this site. Notations on the Perris and Browne Map states that some sections of the building were

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used for storage, for example, suggesting that it had a variety of utilitarian functions. (See page 14.)

It appears likely that the so-called stables structure/building was regularized sometime between 1892 and 1900. By 1911, the A.H. Mueller Map of the City of Newark indicated the presence of a narrow rectangular building, here known as Section No. Two, at the top of the broad brownstone-walled ramp. (Photo No. 2). The word "Stables" is noted across it. One report has noted that P. Ballantine and Sons kept a stable of 255 horses and a fleet of more than 100 wagons (see page 13) which were used for local distribution. However, it seems both impractical and physically impossible that all of these horses and wagons could have been housed in this single structure. More than likely, only those horses and wagons specifically used in conjunction with the manufacture of ale and porter produced in the area would have been housed here.

During the mid 1920s, the firm of E.H. Harrison and Brothers, Inc. is listed in Newark City Directories as the occupants of the former Stables Building. Harrison Brothers was an interiors contracting company that made mantels and manufactured store, bank and office fixtures. The company had been established in 1887, and was first listed in the Newark City Directory in 1890 with a factory at 71 and 73 Clinton Street and a salesroom at 257 Market Street. At that period, the firm was also listed as manufacturing mantels, tilings, grates, and brass and iron fireplace furnishings.⁵ The company is not listed in the directories after 1929, although the name of the company is still noted on the building's footprint on the Sanborn Map of 1930, which may suggest that they ceased operation as a result of the Depression.⁶ E.H. Harrison and Brothers, Inc. probably constructed the series of fireproof vaults at the ground floor level for the storage of varnishes and other flammables.

The 1930 Sanborn Map as corrected between 1958 and 1962 clearly indicates the one-time stable structure, but does not make note of the name of any occupants.⁷ It does, however, note the uses of the three-story storefronts that faced Landing (Ogden) and McCarter Highway. No. 967, which was located at the southeast corner of Section No. Three is listed "Display Manufacturing," while the neighboring storefront at No. 969 is listed "Display Room." The storefront space located at the ground floor of Section No. One at No. 971 is labeled "Restaurant." These notations, apparently made between 1958 and 1962 further suggest that

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Section No. Two was utilized for "Store Display Manufacturing," on the second and third floors and that "fireproof vaults" were located below these areas on the ground floor level. During architectural examination of the building in August 1992, it was determined that the western wall of these extant vaults which have hollow tiled dividing walls and ceilings was probably a stone retaining wall dating from the earliest construction on the site, as mentioned above. The vaults were probably constructed for the use of E.H. Harrison and Company, Inc. and utilized for the storage of varnishes and other flammables. Interestingly, several iron rings were found imbedded into the stone wall at which would earlier have been the ground floor level of the two-story buildings which formed the stable complex. It is possible that these rings could have been used to tether horses.

Peter Ballantine and his three sons purchased the property in 1862 from James M. Quimby (T-11-147). Two subsequent parcels were purchased to form the lot, the first in the same year from Trinity Church in Newark and the second in 1881. P. Ballantine and Sons owned the building until 1929 when it was sold to the Alliance Investment Corporation, which was one of its subsidiaries (K80-208). In 1947, Alliance sold the property to the R.B. Holding Corporation. Two other owners, Jerome L. Fechtner, who purchased the property in 1961, and Charles E. Villanueva, who bought the site in 1967, owned it before its conveyance, one month after its purchase by Villanueva to Trinity Cathedral. The church still owns the property.

Sources:

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Vanduyne and Sherman. Insurance Map of Newark. 1868. Newark Public Library.

Historic Photos:

A Ballantine Brewery Wagon, circa 1885. Newark Public Library

Footnotes:

¹Remnants of an early pressed tin ceiling are extant in this section.

²The addition dates sometime after 1892 since the planform on the Sanborn-Perris Map of that year indicates that the "stable" complex was comprised of the same numerous small structures that are depicted on the Perris and Browne Insurance Map of Newark dated 1874. Stylistically, the brick corbeling at the cornice is similar to those on similar industrial structures built in Jersey City, New Jersey circa 1900.

³Perris and Browne, Insurance Map of Newark, 1874. Notations referring to the building's construction are noted on this map.

⁴A pictorial representation of this shed can be seen on Vanduyne and Sherman's Insurance Map of Newark, 1868.

⁵Newark City Directory, 1890.

⁶The 1930 Sanborn Map included in Hunter Research, Inc. Report: A Historic, Architectural and Archaeological Assessment of the New Jersey Perform Arts Center Site, City of Newark, Essex County, New Jersey (Trenton: 1991) is not the same map noted in footnote 6. Original location of this map is unknown.

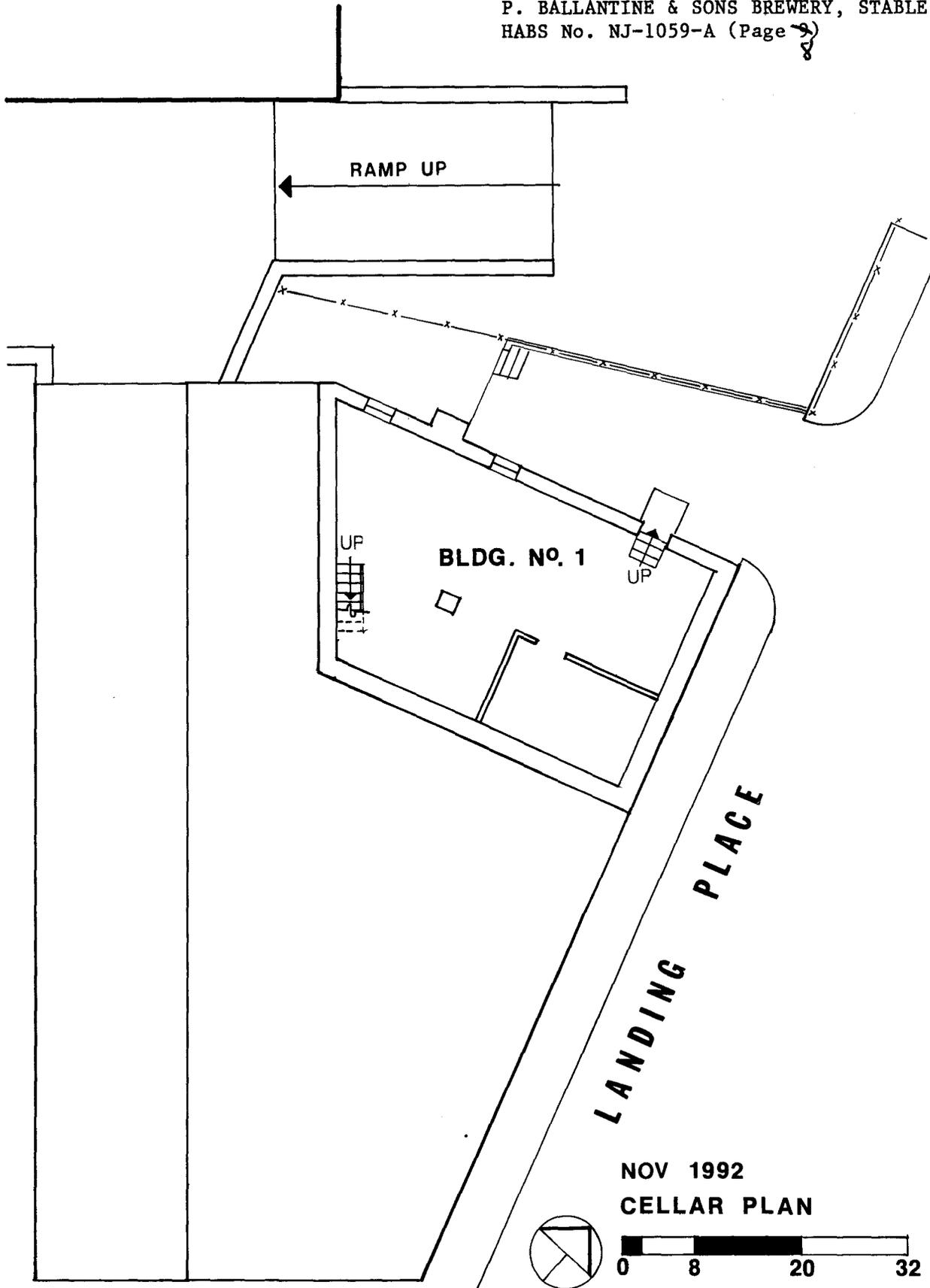
⁷This notation is taken from the corrected 1930 Sanborn Map of Newark at the New Jersey Historical Society.

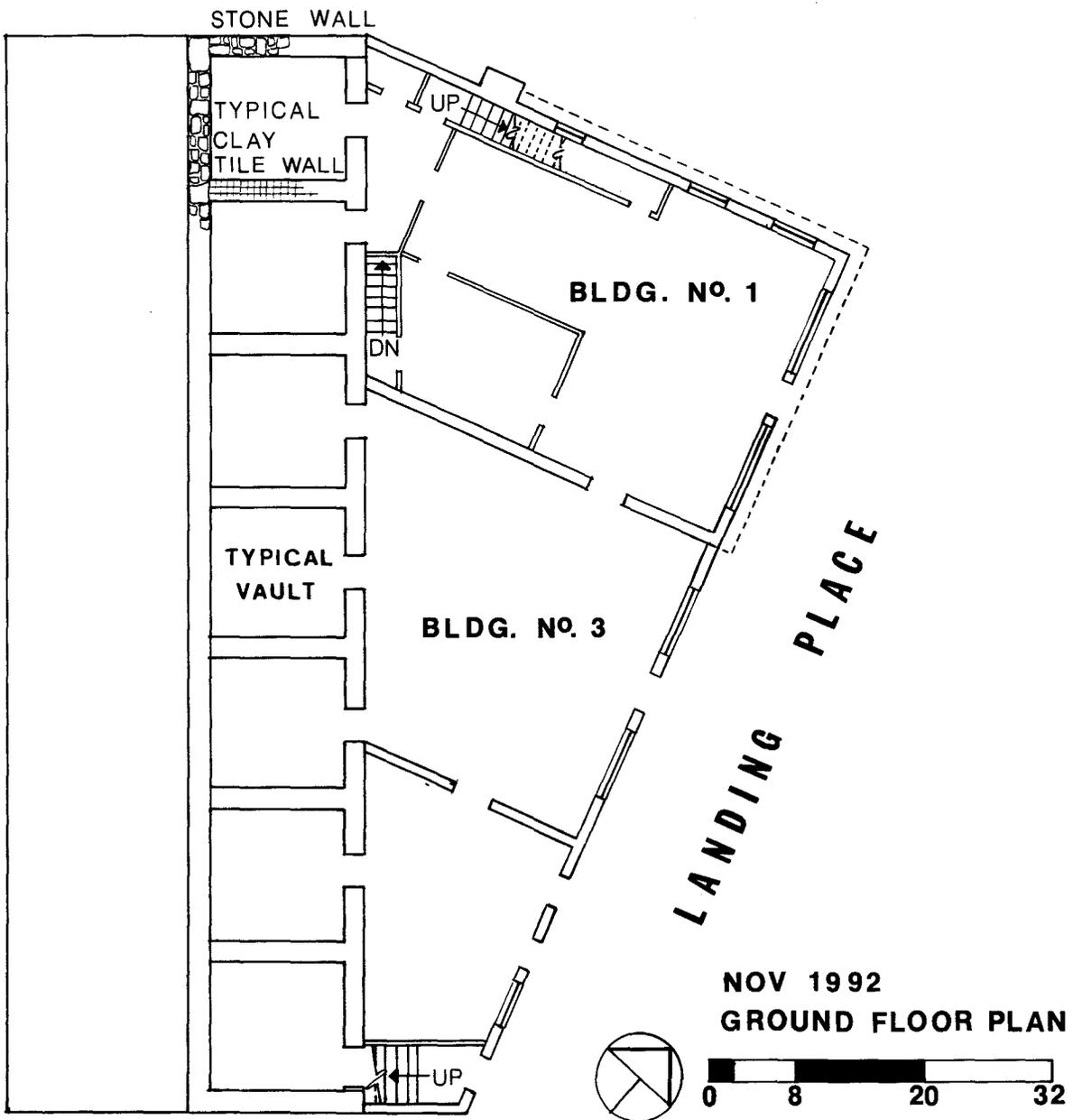
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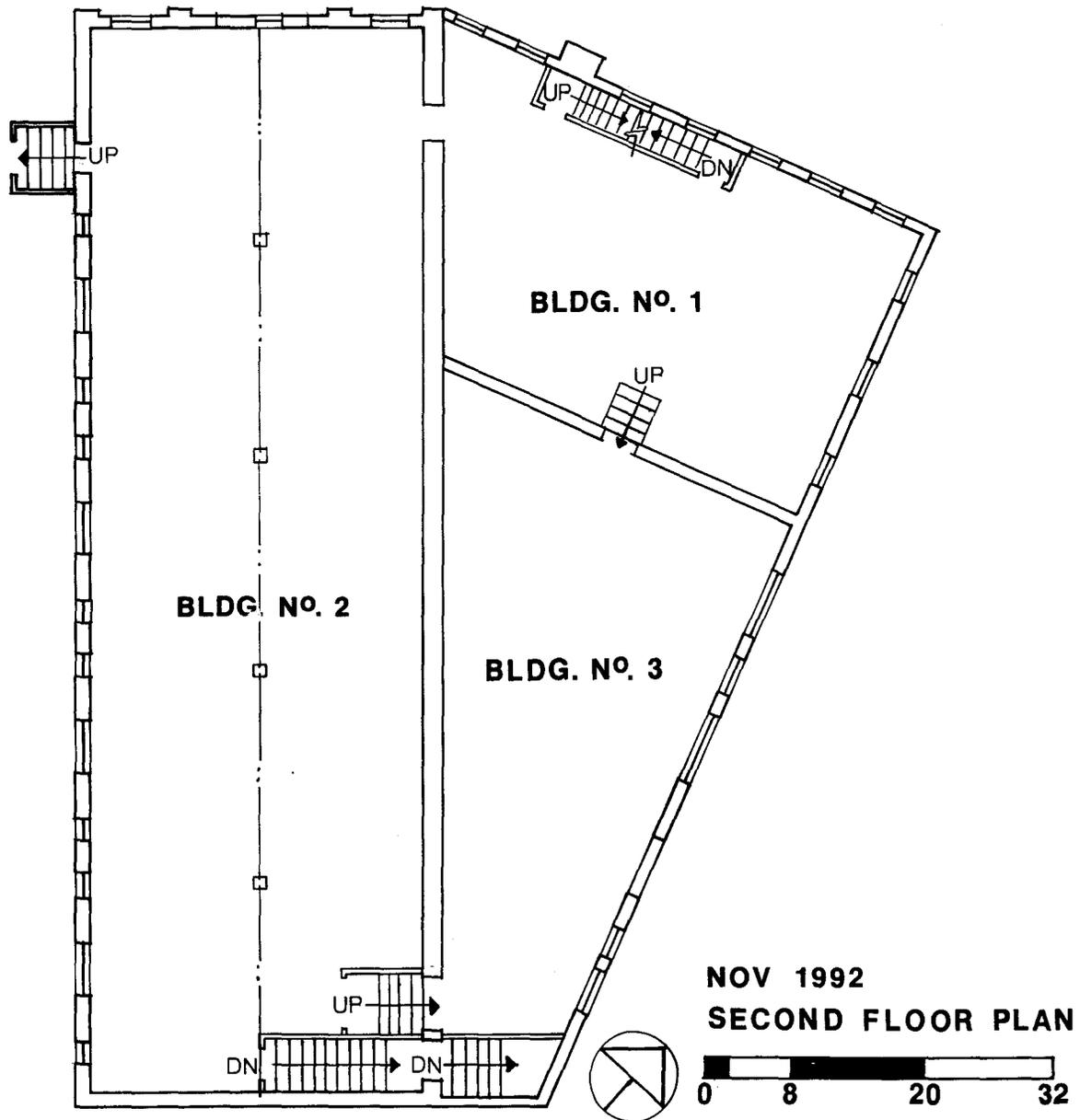
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Montclair, New Jersey

Lawrence Schwin, III, Architectural Historian
Clark, New Jersey

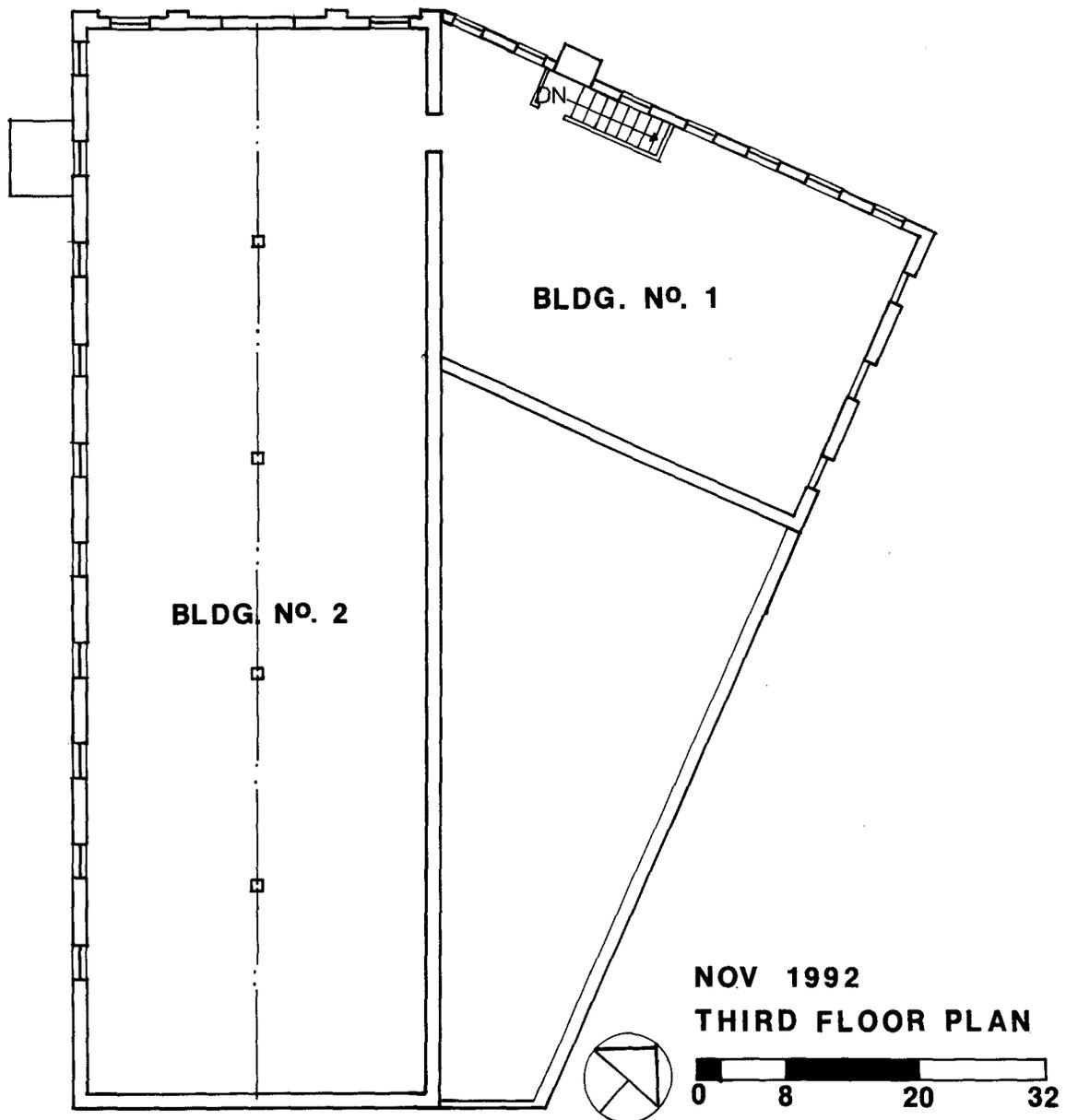
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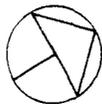
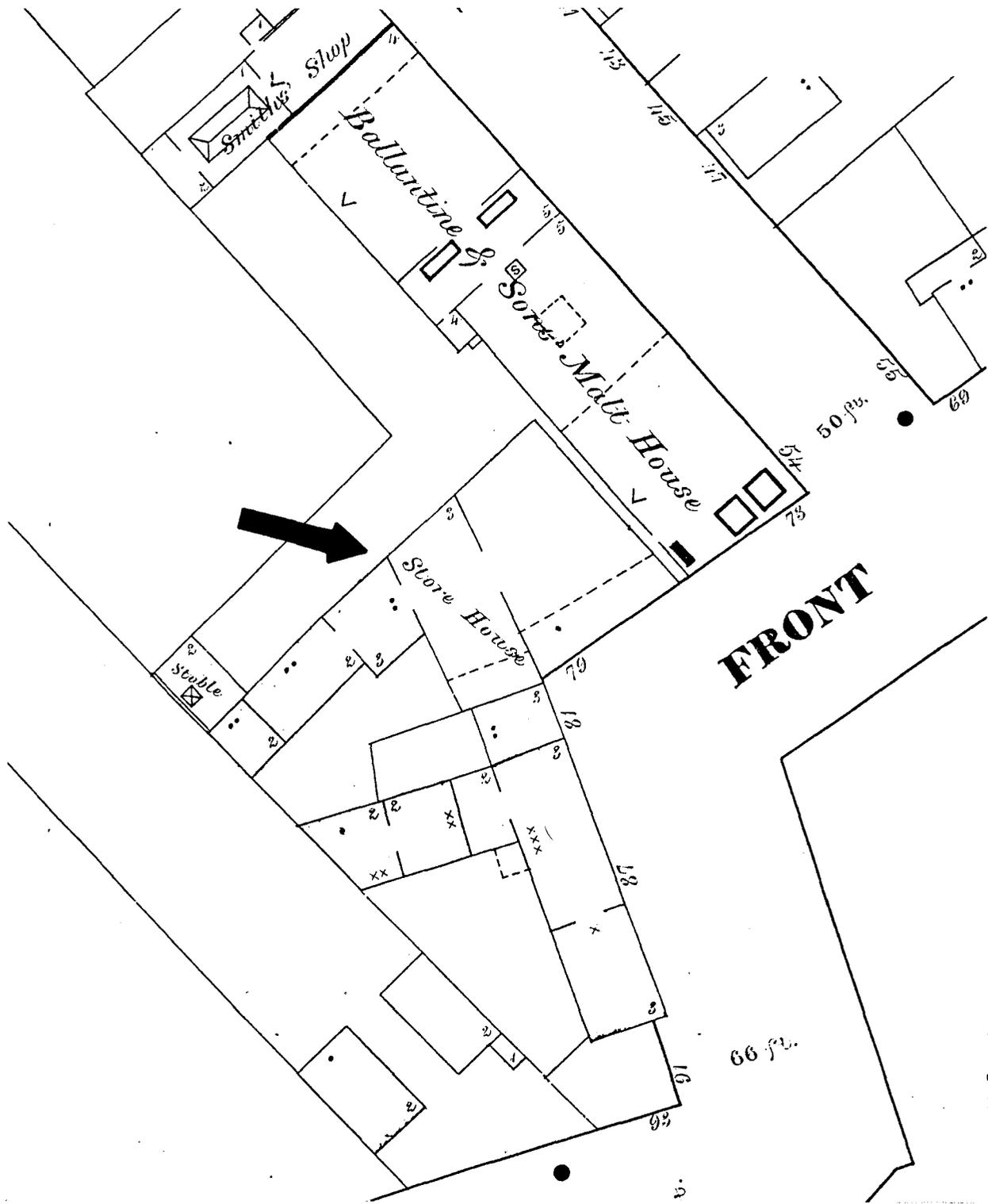


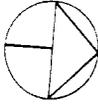
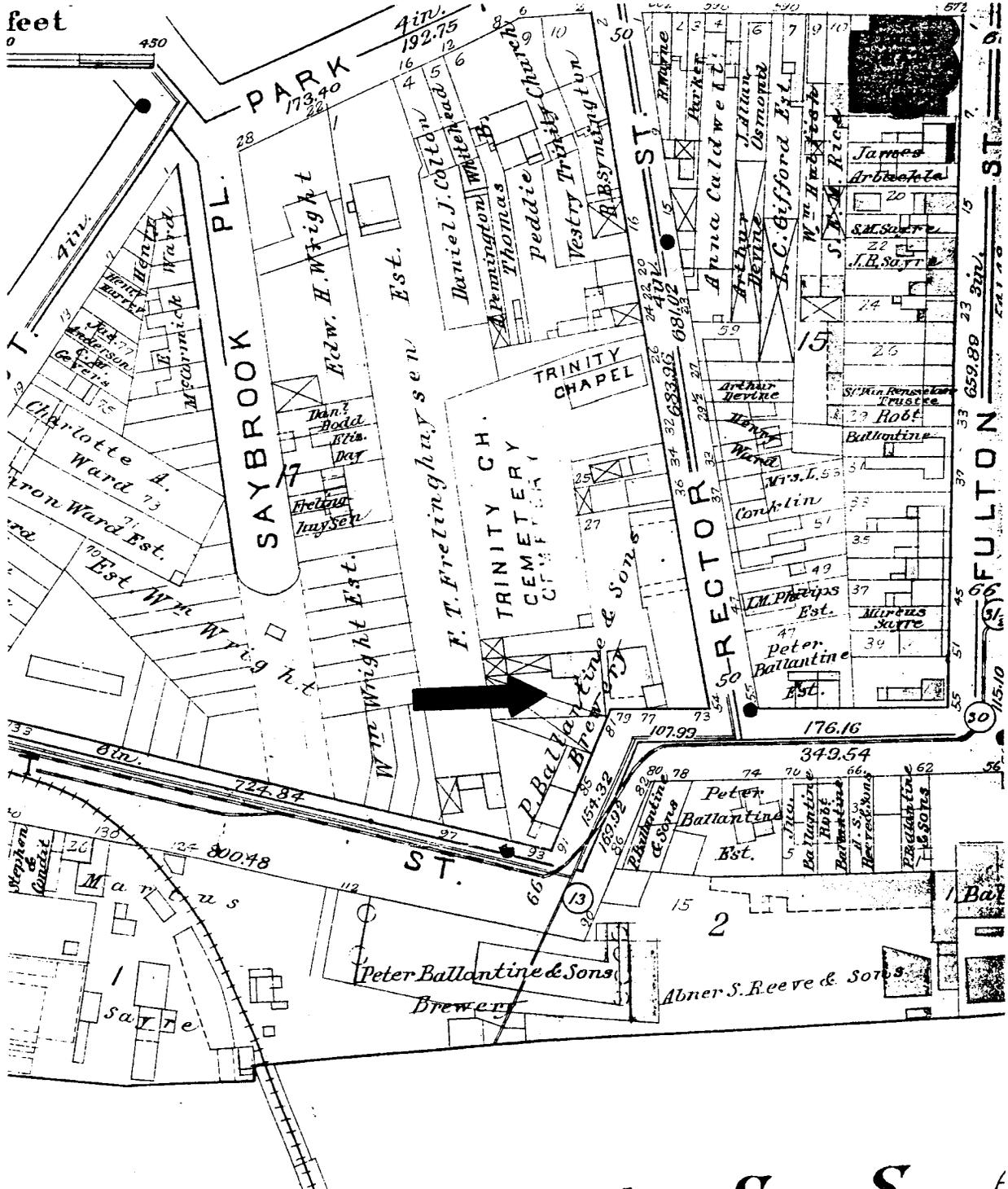


NOV 1992
SECOND FLOOR PLAN

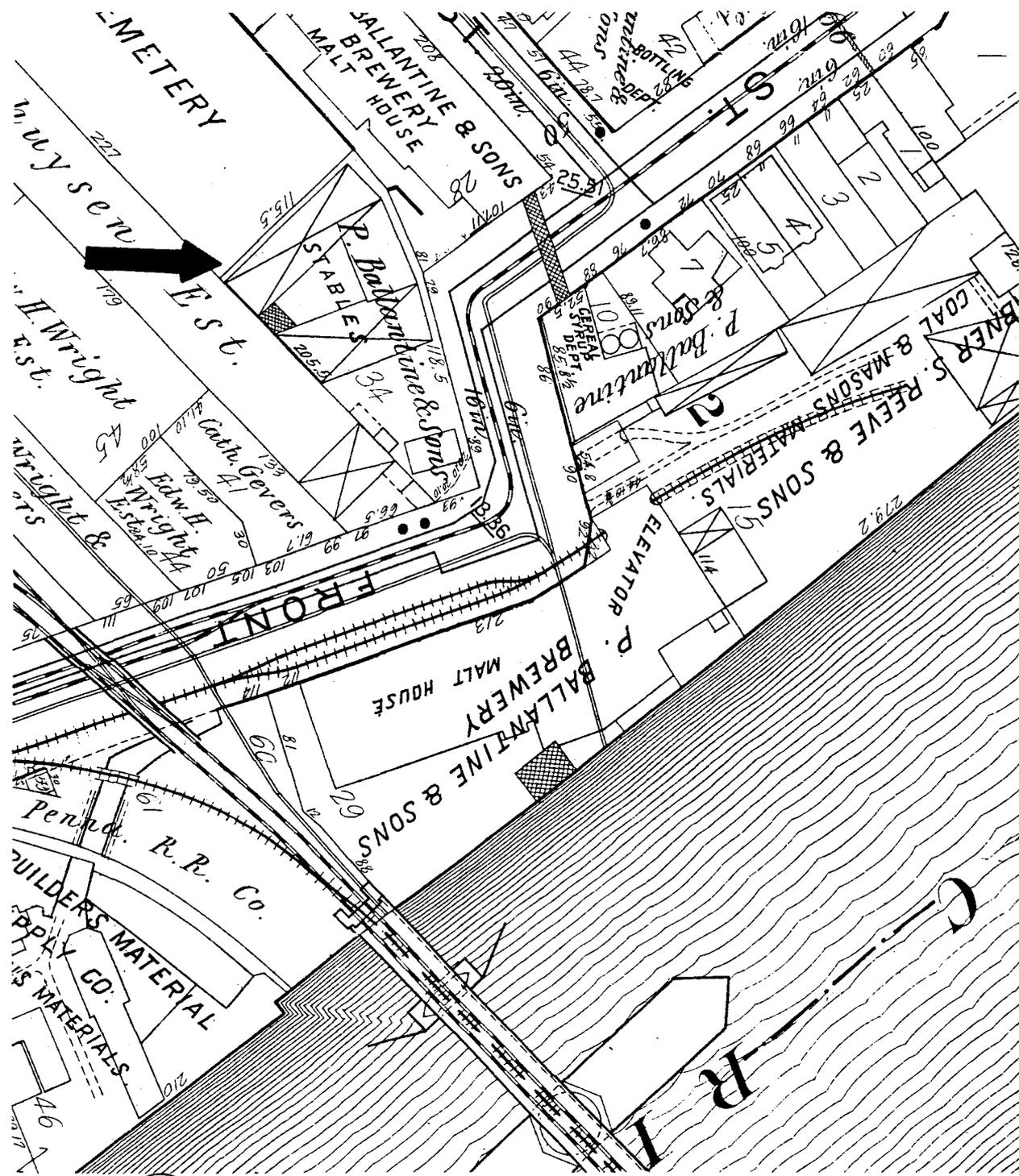


NOV 1992
THIRD FLOOR PLAN





ATLAS OF THE CITY OF NEWARK, N.J.
SCARLET & SCARLET
1889



ATLAS OF THE CITY OF NEWARK, N.J.
A.H. MUELLER
1911

