

O-16-67
12/14/16

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED
GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 37,
HISTORIC PRESERVATION SOCIETY.**

BE IT ORDAINED by the Municipal Council of the City of Bayonne as follows:

SECTION 1. Chapter 37, Historic Preservation, of the Revised General Ordinances of the City of Bayonne, is amended and supplemented by adding the following designation of the property located at

1. The Municipal Council of the City of Bayonne finds and determines the following:
 - 20 East 33rd Street is located on the south side of East 33rd Street, between Avenue E and Broadway in Bayonne, NJ. It is a unit of a five-unit row of houses (Nos. 12, 14, 16, 18 and 20 from west to east). These residential units each sit on a property that is about 18.75-foot wide x 82.50-foot deep (as per an 1873 Hopkins Map). They have a continuous front yard. The five units abut each other and are presumed to have common party walls between them; and
 - 20 East 33rd Street cannot be described without mention of the other attached four units. All five exteriors are identical in shape, size and location of openings. They are two-story, two-bay and basement high, as shown on the 1912 Sanborn Map (Volume 10, plate 82) with no change on the 2006 Sanborn Map (Volume 10, plate 82). A current visual observation confirms that we still see the same shaped buildings; and
 - The 1912 Sanborn Map color key indicates that the row houses are made out of brick, making them a distinctive property on a block where brick was used in less than 15% of the buildings; and
 - 20 East 33rd Street has the Italianate-style inspiration that coincides with the time of its assumed erection, circa 1878, as per the historic narrative description of this document. The Italianate style was in vogue between 1840 and 1885 (Virginia and Lee McAlester, *A Field Guide to American Houses*, 1988) and the style of No. 20 fits in this period. The following Italianate characteristics can be observed in this row house: large eave overhang with brackets, tall and narrow windows, paired windows, segmented arches over windows, belt course and inverted U-shape crowns above windows and door. It has other elements that are shared with other previous or contemporary styles, such as bay windows and six-panel double doors. It must be noted that these are not the classical shapes of the Italianate style but a variation or local interpretation of them. Also, the façade, built on two planes, gives the impression of towers--another characteristic of the Italianate style; and
 - The facade of row house No. 20 is set back about 15 feet from the front property line. It is asymmetrical and has two bays, one narrower than the other. The narrow bay includes a stone stoop with eight risers that leads to the main entrance of the house. Number 20 has elaborate heavy cast iron railings, balusters, and newel posts with geometric and

natural motifs. There are acanthus leaves on the newel post and miscellaneous types of leaves under the handrails and base of each baluster; and

- The facade is arranged in two planes, one per bay. The plane that projects further towards the street is wider and has the bay window and the paired windows above it. The fact that this plane is more prominent and breaks the monotony of a flat surface brings to mind the shape of a tower, which fits in the context of the Italianate style. The recessed plane, about the length of a brick, contains the main entrance and the second floor window. The pattern of the brick wall is assembled in a stretcher bond of a reddish color. The double door of the main entrance is made of a dark wood color. The door has tall proportions and is recessed from the brick plane. It is divided into three sets of panels. The bottom panels have decorative insets, which are rectangular pyramids that may be related to similar motifs on the bay window. Between the bottom panels and the middle panels there are wood decoration reliefs with scrolls and incised detailing. The middle panels have a kind of shelf or sill at the bottom and follow the same pattern as the panels below, using the pyramid theme but elongated. The top panels have glass panes surrounded by a wood molding. The same molding is repeated around all panels; and
- The door has a stone lintel, as do the windows, but each is different depending on the size of the fenestration. These lintels are "supported" by small brackets, similar to those at the entablature and the bay windows, giving the facade a decorative unity. All three have a decorative keystone with incised detailing representing natural forms, such as leaves and flowers. The end of each lintel has a vertical and rectangular shape that sticks up and down; the windows have bull's eyes or targets at the center of these ends, while the door has incised leaf decoration. The door lintel is different since the bottom has diagonal lines that ascend towards the keystone giving the impression of a segmented arch. The bottoms of the window lintels have small pyramidal decorations, again, becoming a theme on this façade; and
- One of the most visible features of No. 20, as well as the adjoining units, is the three-sided first floor bay windows that are made almost entirely of wood. These bay windows are each painted a different color and crowned by an entablature with a cornice and a frieze, with moldings and modillions (four per side) respectively. The windows are one-over-one double hung and have simple moldings around them, curved at the top, or "segmented," which is an Italianate touch. All three windows have a continuous sill with moldings below. Under the sill, which has seven decorative pyramids each, there is a framed panel. The first-floor bay window sits on a wide horizontal band or belt that separates it from the basement level. The bay window continues down to the basement in a simpler arrangement where the windows are smaller, since the basement wall elevates itself just about half of its height. These windows have stone sills and lintels. A peculiar detail about the stone lintel is that the bottom of it shows a drapery-like effect since it is cut in a zigzag pattern, round at the bottom, giving the stone a cozy touch; and
- The house is crowned by a wood entablature with cornice, frieze and architrave, which, at present, shows a different color at each of the buildings of this row house unit. The cornice has moldings and cantilevers beyond the facade plane and follows the in-and-out planes of the house. Between the soffit and the frieze is crown molding that has a rectangular fill-void pattern. The main element of the entablature is the large brackets. There are three of them at each one of the protruding planes, as well as a bracket at each turn towards the recessed plan, which has two modillions. These brackets and modillions

have two vertical incised lines that run along the face. There is curve-incised detailing on the side, similar to other historic buildings in Bayonne and surrounding areas, but different from a strictly Italianate design. The frieze of the advancing plane has a sort of beam whose center seems to have an inverted key stone (though the material is wood) with scrolls on its sides and a peculiar round motif or a small hemisphere at the center. This motif can also be seen at the bottom of the modillion. The recessed plane frieze has a flat molding with cutouts, a circle over a triangle, all rounded up, which is indicative of the Queen Anne style; and

- The roof cannot be seen from the street since the top cornice of the building extends high enough to block any view of it. An aerial photo (Bing 2013) shows a flat rectangular roof. This rectangle is about 50 feet long where the southeast is cut about 5x16 feet. We must note that the footprint shown on an 1873 Hopkins map is the same as the present general layout. The short sides of this rectangle face the street and the rear yard. The roof slopes towards the rear yard. The roof shows some penetrations, including two chimneys on their east walls, and a skylight or hatch at midpoint near the west wall. The bay window has its own roof, which at present shows bituminous material and no gutter, which may be a sign that the roof has not been modified except for the waterproofing materials; and
- Most of the original elements of the Italianate style of No. 20 have been maintained and, therefore, it retains historic integrity that is worth preserving; and

2. The Municipal Council further finds and determines that the meets the criteria for historic designation for the following reasons:

- The property meets Criterion C of the standards for the National Register of Historic Places: Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction; and
- The Schuyler House at 20 East 33 Street also complies with the following criteria found in the Bayonne Ordinance O-98-51:

(D). Embodiment of distinguishing characteristics of a type, period, or method of construction, architecture, or engineering;

(E). Identification with the work of a builder, designer, artist, architect, or landscape architect whose work has influenced the development of the Municipality, State, or Nation;

(F). Embodiment of elements of design, detail, material, or craftsmanship that render a site architecturally significant or structurally innovative; and

- The area of significance for the property is its architecture. Its period of significance was 1878 to 1901 during local popularity of row houses and beginning of decline of use of Italianate style. The architect/builder was J. Rutsen Schuyler; and
- The Schuyler Row House at 20 East 33rd Street is an excellent example of a late Victorian Italianate-style brick row house with modified features from other styles,

designed to appeal to the commuter residents of the first decade of home construction in the City of Bayonne; and

- As a real estate developer Schuyler made a significant contribution to the property values of the city by building attractive neighborhoods at various strategic locations on the peninsula where he had acquired property; and
- After the Cadmus farmlands were purchased in 1859 by a group of real estate speculators, Schuyler began watching for opportunities to acquire desirable lots from that land near the CNJ Train Station at Bayonne Avenue. The 1873 Hopkins Map shows Schuyler by then owning all the lots from Bayonne Avenue (now 33rd Street) to Oakland Avenue (now 32nd Street) including Willow Street from Avenue D to Avenue E as well as the northerly side of Maple Avenue (now 31st Street) also from Avenue D to Avenue E; and
- There is no evidence that Schuyler attempted to build on any of these lots until after he retired from *Schuyler, Hartley & Graham* in 1876 and until the home construction industry started to recover in 1878 from the economic downturn of 1873. An item in the “Bohemianisms” column of the *Bayonne Herald and Greenville Register* on August 3, 1878, states that: “Mr. Schuyler is building five fine houses on Bayonne Avenue.” This refers to the five row houses that we see today from 12 to 20 East 33rd Street of which No. 20 is nominated as a local landmark (2014). On October 26, 1878, the newspaper reports: “Mr. J.R. Schuyler’s houses, on Bayonne Avenue, are approaching completion and will be a valuable addition to that section of the city”; and
- It appears that the five row houses were created as rental properties. In some cases, they would temporarily house wealthy real estate customers while permanent “dream homes” were being designed and built for them in Bayonne. At other times, they provided temporary housing for highly-skilled workers who circulated between the various plants that Bayonne industries such as Tidewater Oil and Babcock & Wilcox often maintained at multiple sites throughout the country. Thus, these row houses were still the property of J.R. Schuyler when he died in 1887, and a number of tenants had resided in them during his ownership; and
- Items in the *Bayonne Herald and Greenville Register* and *The Bayonne Times* show that J.R. Schuyler continued to build houses on his surrounding property up until 1884 when serious health issues began to impact his ability to continue his real estate projects; and
- After his death in 1887, his children maintained the East 33rd Street row houses as rental properties for many years only selling them in 1896. The sale may have been triggered by the news reported in the *Bayonne Herald* earlier that year on January 11, 1896, that their neighbor William L. Morris had sold his Newark Bay estate to Jersey City lawyer E.K. Seguire, who was expected to resell the property to a business that would erect a factory on the site. The Schuyler children sold 20 East 33rd Street to Rienzi and Emilia Cadugan in September 1896; and
- Jacob Rutsen Schuyler (1816-1887) was born in Belleville, Essex County, New Jersey, the son of John Arent Schuyler (1780-1817) and Catherine Van Rennselaer (1781-1867). His father owned a copper mine in Belleville. He was a lineal descendant, on his father’s side, of a Dutch immigrant Philip Pieterus Van Schuler, who left Amsterdam, Holland, in 1653 and settled at Fort Orange, New Netherland, which is now Albany, New York; and

- American Revolutionary War General Philip Schuyler, whose daughter Elizabeth Schuyler married Alexander Hamilton, was also a lineal descendant of that first Dutch settler but via another son; and
- J. Rutsen Schuyler married Susannah Haigh Edwards (1825-1870), a great-granddaughter of Christian preacher and theologian Jonathan Edwards (1703-1758), who is widely acknowledged to be America's most important and original philosophical theologian, and one of America's greatest intellectuals; and
- J. R. and Susannah Edwards Schuyler are listed with their children in the 1860 U.S. Census as living in the First Ward of Jersey City. They moved to the Township of Bayonne in the early 1860s. A Hudson County deed dated February 3, 1864, in Liber 106, page 666, conveyed 18.5 acres of land and premises to Jacob R. Schuyler from Lucinda the widow of Henry C. Burdett (1813?-1863). The deed implies several things from which some reasonable conclusions may be drawn. First, J.R. Schuyler is already identified in the deed as a resident of Bayonne, so the Schuyler family had probably been living in a rental property in Bayonne before this purchase. The 1864 deed states that the property had previously been deeded to Henry C. Burdett in January 1854 by Michael and Albert W. Zabriskie, and it refers to “All that certain tract or parcel of land and premises...” which implies that there already was a house on the property in 1864; and
- The Burdett surname usually indicates French Huguenot ancestry with the original spelling being “Bourdette.” The 1850 and 1860 U.S. Census list Burdett as New York-born and respectively identify his profession as a bookkeeper and later as a cashier. The 1850 and 1862 New York City Directories document him as an accountant at 279 Broadway, which was then the New York headquarters of The Bradstreet Company (later Dun & Bradstreet). Burdett’s 1863 obituary implies that he had many friends and contacts in Manhattan. There is nothing to indicate that he was involved in Bayonne real estate. The 1860 U.S. Census shows that the three oldest Burdett children were born in New York, but the two youngest children, born after the Bergen Point land purchase in 1854, were born in New Jersey. Thus, it appears that the Schuyler Mansion may have been built as early as the spring of 1854, but as the Burdett Mansion for a then growing Burdett family; and
- Vintage photographs of the mansion from 1914 and 1915, after the Schuyler heirs sold the homestead to the Pavonia Yacht Club, show a sprawling Second Empire or French Mansard style house off Pavonia Court above the shore of Newark Bay. It was then quite different from the modernized building that now serves as the Robbins Reef Yacht Club; and
- Susannah Edwards Schuyler died at Bergen Point in 1870 at age 44 shortly after the birth of her tenth child, a daughter Angelica Van Rensselaer Schuyler. The other Schuyler children were: Sarah Edwards, Jacob Rutsen, Rutsen Van Rensselaer, Katherine Van Rensselaer, Robert Edwards, Charles Haigh, John Arent, Susanna Edwards, and Edwards Ogden. Only six of the ten Schuyler children survived to adulthood; and
- J. Rutsen Schuyler was a junior member of the firm Smith, Young, and Company, which sold “Military & Fancy goods” in Manhattan. He became the senior member of the firm Schuyler, Hartley & Graham founded in 1854 (Figures 4, 5, and 6), which sold similar merchandise from two shops at 19 Maiden Lane and 22 John Street near Wall Street. The company was called upon to provide arms and military goods for the North at the outbreak of the Civil War. Much like Abercrombie & Fitch during the Spanish-American

War, Schuyler's firm emerged from the Civil War as a great financial success. He retired from this business in 1876; and

- When the City of Bayonne was incorporated in 1869, Schuyler was elected by the voters to serve as a council member and then elected by the council members to serve as the first council president for two terms from 1869-1870 and 1871-1872. During those years, he developed a working relationship and lasting friendship with the first mayor of Bayonne – Henry Meigs, Jr.; and
- J. Rutsen Schuyler's brother, John Arent Schuyler, Jr., married Frances Elizabeth Bleecker who was a first cousin of Mayor Meigs' wife Mary Noel Bleecker. Thus, Meigs and Schuyler could also be considered "extended family"; and
- In early 1871, J.R. Schuyler built a large, brick three-story multi-use public building called the Schuyler Building at the northwest corner of Avenue C and West 8th Street. It featured a large room called Schuyler Hall that became a popular meeting place for educational, fraternal, social, and religious organizations in Bayonne; and
- The Rev. Henry Ward Beecher (1813-1887), a prominent [Congregationalist clergyman](#), [social reformer](#), [abolitionist](#), and [speaker](#) in the late-19th century, as well as brother of author Harriett Beecher Stowe, gave a lecture in Schuyler Hall as reported by The Bayonne Herald and Greenville Register on December 3, 1881. He had also lectured at the First Reformed Church in Bayonne a year earlier on December 1, 1880; and
- In 1872, J.R. Schuyler was one of the incorporators of the Mechanics Trust Company, along with other Bayonne merchants and businessmen Henry Meigs, Solon Humphreys, Rufus Story, Francis I. Smith, Hiram Van Buskirk, James W. Trask, Erastus Randall, and George Carragan; and
- Schuyler and his colleagues Randall, Meigs, Van Buskirk, and Humphreys are credited as the founders of the Bergen Point Gas-Light Company. An ad in the *Bayonne Herald and Greenville Register* of March 30th, 1878, identifies A.B. Warner, President; J.R. Schuyler, Vice President; and Alexander Crombie Humphreys, Secretary, of the Bayonne and Greenville Gas Light Company on Oak Street at the corner of Hobart Avenue; and
- Schuyler was a vestryman of Trinity Episcopal Church at Bergen Point. In 1879, he assumed financial responsibility for the cost of having the church repaired and enlarged. Jersey City architect Lewis H. Broome was hired to handle the exterior work, and Edward J. Neville Stent of New York handled the interior decorations. Regrettably, the church has been destroyed by fire twice since the improvements that Schuyler funded; and
- Items in the *Bayonne Herald and Greenville Register* show that J.R. Schuyler continued to build houses on his property up until 1884 when health issues began to affect him. Schuyler suffered strokes in 1884 and in 1887 and never fully recovered after the last stroke. He later fell, injuring his head and causing his death at age seventy years old. Schuyler died leaving an estate that owned property at nine different locations in Bayonne, including the row houses on East 33rd Street. His real estate investments resulted in streets such as Schuyler Place and more recently Schuyler Place West that are named in his honor, as well as Edwards Court where his son, Edwards Ogden Schuyler, owned a house designed by architect Charles Edwards. Hartley Place is thought to be named after Schuyler's business partner, the philanthropist Marcellus Hartley; and
- After Schuyler died, the Schuyler Building served first as a Masonic Hall and then temporarily as a Bayonne High School, but it eventually fell to the wrecker's ball. The

land on which it once stood now serves as Edward F. Clark Park named in honor of a former Mayor of the City of Bayonne; and

- The shorefront Schuyler Mansion was purchased in 1913 by the Pavonia Yacht Club as their club house for their members. Later it became home to the Robbins Reef Yacht Club building, which relocated from New York Bay to Newark Bay. The Robbins Reef Yacht Club still exists today but with considerable modernization of both its interior and its exterior façade;
3. The Municipal Council further finds that the building has architectural and aesthetic significance it should be designated as a local landmark for the following cultural and historical impact:
- Built in 1878, the 135-year old property at 20 East 33rd Street retains most of its original architectural details. While the row house style of construction was popular on the Eastern seaboard, it was not frequently used in Bayonne. Unlike the downtown section of Jersey City that contains blocks of row houses, Bayonne only has isolated instances of the architecture. The Italianate-style row house at 20 East 33rd Street and the adjoining houses enhances the streetscape. It is a unique reminder of the Late Victorian Era, setting it apart from the design and fabrication of other structures in the neighborhood. The long wooden bay windows and doorway at the entrance give the property its elegance and curb appeal; and
 - It is also significant because of its builder and first owner, J. Rutsen Schuyler, and his role in local and national history. His selection of the architectural design is representative of the era of his influence in the development of the City of Bayonne. A successful New York merchant, Schuyler “adopted” Bayonne and contributed to the city with his real estate development and support of its political, economic, religious and social institutions; and
 - Many of the wood houses that Schuyler built in the vicinity of Bayonne Avenue have been modified and updated over the years. Only the brick row houses that Schuyler produced have been able to closely maintain their original appearance of 135 years ago. Thus, they are the most intact legacy that the city has from its first council president:

NOW THEREFORE, be it Ordained that the City Council of the City of Bayonne designates the J. Rutsen Schuyler Row House at 20 East 33rd Street, Block 146, Lot 37 on the Tax Map of the City of Bayonne, be added by municipal ordinance to the Register of Historic Places of Bayonne, NJ, as it meets the local standards (City of Bayonne) of Criteria D, E and F as well as Criterion C of the National Register for preservation.

SECTION 2. This Ordinance shall be noted on the zoning map of the City of Bayonne and filed with the City Tax Assessor.

SECTION 3. This Ordinance shall take effect after publication and passage according to law.

SECTION 4. The Municipal Clerk is directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board and to all other entitled thereto pursuant to N.J.S.A. 40:55D-15. Upon adoption of this ordinance, after public hearing thereon, the Municipal Clerk is further directed to publish notice of the passage thereof and to

file a copy of this ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the City Tax Assessor