

Hoboken Historic District

Intensive-Level Architectural Survey
City of Hoboken, Hudson County, New Jersey

Historic District Overlays

- Castle Point Terrace Historic District
- Willow Terrace Historic District
- Washington Street Commercial Historic District
- Hoboken Historic District Boundary Increase

HISTORIC DISTRICT REPORT

District ID: 105392726

District Name: Castle Point Terrace Historic District

District Type: Residential

DISTRICT LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:
HUDSON	Hoboken	Castle Point Terrace Hist	Newark

Period of Significance:

Date Range:	Source:
1903 to 1937	Historic maps; documentary evidence

Old HSI Number :

(for converted records only)

Physical Condition: Good

Remaining Historic Fabric: High

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion: 2/28/1991

Local Designation: 8/15/2012

Other Designation:

Other Designation Date:

Description:

Located in Hoboken, New Jersey, the Castle Point Terrace Historic District is composed of 38 contributing resources built in the Castle Point Terrace neighborhood between 1903 and 1937. Five non-contributing buildings are located within the boundaries of the district. These consist of one resource which has lost integrity, one modern building erected on the site of a demolished dwelling, and three later infill dwellings. The district includes houses along the two blocks of Castle Point Terrace, as well as those along the small extension of Ninth Street east of Castle Point Terrace (see Photographs 1-2 and 11). There are two vehicular access points to the district: north from Eighth Street east of Hudson Street, and from Ninth Street east of Hudson Street. In addition to these routes, pedestrians are able to enter the district from Elysian Park, located at the north end of Castle Point Terrace. All points of ingress are located on a substantial slope, with the 800 block of Castle Point Terrace located on a relatively level terrace about half-way up the Castle Point promontory, while the 900 block slopes down to the north from this terrace. The portion of Ninth Street east of Castle Point Terrace continues to rise in elevation until it reaches the campus of Stevens Institute of Technology.

The dwellings along the 800 block of Castle Point Terrace are in general larger and grander than those on the 900 block, and most are examples of the Italian Renaissance or Chateausque styles (see Photographs 3-6). Additionally, these dwellings are more widely spaced along the street and feature substantial lawns. Most, if not all, of the dwellings are used by the Stevens Institute or affiliated student fraternities. A dwelling historically located at 801 Castle Point Terrace was demolished in the 1970s, and its site is now occupied by a Stevens Institute student dormitory. This block of Castle Point Terrace is amply covered by shade trees, and is paved in yellow brick.

The dwellings along the 900 block of Castle Point Terrace are substantially smaller, feature less ornamentation, and are more densely spaced than the majority of the houses on the 800 block (see Photographs 7-10). Additionally, while the Italian Renaissance and Queen Anne styles are most prominent, there is a much wider stylistic variety among the houses on the 900 block versus those on the 800 block. Specifically, the 900 block includes Prairie, Spanish Mission, and Dutch Colonial Revival among the stylistic influences. Additionally, some later infill (Property IDs -207729958, 134222107, and -602980251) has been constructed on this block, depriving it of any empty lots. The dwelling at 907 Castle Point Terrace (Property ID 1555810243) has undergone substantial alterations and no longer contributes to the historic district due to a loss of integrity. While these structures feature a setback, it appears to be generally less than those on the 800 block, and instead of a lawn, many houses are simply fronted with a porch or fenced areaway. Some smaller shade trees are present along the 900 block, which like the 800 block is paved in yellow brick. While some student or fraternity housing is present, it appears to occur less than the 800 block.

The short portion of Ninth Street east of Castle Point Terrace rises steeply toward the Stevens Institute of Technology, and features a continuous sidewalk only on the north side of the street (see Photographs 11-13). Multiple garages front the street, as well as a secondary dwelling behind 835 Castle Point Terrace, and two Colonial Revival-style dwellings at 1A and 2 Ninth Street, respectively. Another dwelling at 1B Ninth Street is located to the rear (south) of 1A Ninth Street. The street, paved in asphalt, terminates at the gated entry to the Stevens Institute. The sole house on Elysian Place (Property ID 292704124) is located to the rear (east) of the dwelling at 927 Castle Point Terrace (Property ID 995922974), and is accessed by a narrow passage fenced off from the bordering

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

(Primary Contact)

Consultant/Organization: AECOM

Elysian Park (see Photograph 14).

Setting:

Castle Point Terrace is located on the west side of the Castle Point promontory in a roughly 7.8-acre site in east Hoboken, bound by Elysian Park to the north, the rear of properties fronting on Hudson Street to the west, Eighth Street to the south, and the grounds of the Stevens Institute of Technology and Castle Point Tennis Club to the east. Castle Point Terrace is paved in yellow brick while the portion of Ninth Street contained in the site is paved in asphalt. Sidewalks are located on all streets within the district and include shade trees; all houses are built with setbacks and many are fronted by small lawns or areaways. The houses of Castle Point Terrace vary in size and style, though most were built during the first quarter of the 20th century. The immediate vicinity is comprised of primarily residential properties to the west, a public park to the north, and the campus of Stevens Institute of Technology to the south and east.

References:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Harvey, Cornelius B.	Genealogical History of Hudson and Bergen Counties, New Jersey	1900	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Jersey Journal	"Lose Battle to 'Save' Castle Point Terrace," June 26, 1937, 6.	1937	
Evening Journal	"Castle Point Will Not Be Cut Up," May 5, 1903, 8.	1903	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Evening Journal	"Hoboken Has Big Realty Boom," June 2, 1905, 9.	1905	
Evening Journal	"Castle Point Terrace Dedicated to City," December 30, 1904, 12.	1904	
Evening Journal	"Castle Point Terrace a New Residential Section," May 10, 1904, 13.	1904	
Evening Journal	"Building Contracts," August 8, 1905, 9.	1905	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Jersey Journal	"Court Battle Is On to 'Save' Old Castle Point," [City-County edition] May 12, 1937, 5.	1937	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Jersey Journal	"An Ordinance," December 22, 1909, 6.	1909	
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Shaw, William H.	History of Essex and Hudson Counties, New Jersey	1884	
Evening Journal	"Castle Point Terrace to be Dedicated," June 25, 1903, 5.	1903	
Jersey Journal	"Castle Point House Alteration Battle To Continue In Chancery," February 16, 1937, 5.	1937	
Jersey Journal	"Wall Collapses," [Union City - North Bergen edition] July 23, 1956, 11.	1956	
Evening Journal	"Restrictions on New Castle Point Terrace," May 20, 1904, 13.	1904	
Jersey Journal	"Hoboken Council Awards Contract," September 2, 1909, 6.	1909	
Evening Journal	"More Castle Point Property to be Sold," May 19, 1904, 8.	1904	

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

(Primary Contact)

Consultant/Organization: AECOM

Nationwide Environmental Title Research, LLC	Historic Aerials	1987
Evening Journal	"That New Residence For Frederick Baar," October 27, 1904, 13.	1904
Foster, Edward Halsey	"A Note on the Stevens Family and the Arts, 1820–1860"	1976
Nationwide Environmental Title Research, LLC	Historic Aerials	1979

Conversion Problem? Conversion Note:

Date form completed: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

(Primary Contact)

Consultant/Organization: AECOM

ELIGIBILITY WORKSHEET - Historic Districts

District ID: 105392726

History:

Castle Point Terrace is located on what was once the Stevens family's Castle Point estate. The land was acquired in 1784 by Col. John Stevens, and soon he erected a Georgian-style mansion which became known as Villa Stevens. As the Stevens family sold off portions of their estate for development, they transformed Castle Point into a quasi-public pleasure garden which terminated at the Elysian Fields to the north. After Villa Stevens was damaged in an 1849 fire, it was replaced by an Italianate mansion that became known as the Stevens Castle (see Figure 4). Access to the Castle was through two gates built of serpentine stone. The larger gate at Sixth Street was intentionally dismantled and placed into storage pending reconstruction, while a smaller one at Eighth Street (see Figures 7 and 8) was entirely demolished in the 20th century. From 1859 until it was returned to Hoboken in 1874, Castle Point was part of Weehawken. In the 1880s and 1890s, development began to encroach on what was once a bucolic setting (see Figure 5), with large, well-appointed houses rising along the 800 and 900 blocks of Hudson Street (Shaw 1884:1210; Sanborn-Perris 1891:sheets 4, 10; Foster 1976:27-31).

In May 1903, the Jersey City Evening Journal reported that despite the alleged sale of 18 building lots to prominent Hoboken businessman Arthur Seitz (see Figure 6), the Castle Point estate would not be subdivided. The article reported that the lots were to the rear of those on the east side of the 800 and 900 blocks of Hudson Street, which were "built up several years ago" (Harvey 1900:283; Evening Journal 1903b). Seitz was to open River Street (which had a northern terminus at Sixth Street) between Eighth and Tenth Streets, and open those streets to the new section of River Street. The remainder of the Castle Point estate would remain intact, beginning on the east side of the extended River Street. By late June 1903, it was reported that five lots had been sold, and work had begun to open the streets. The new two blocks of River Street would be called Castle Point Terrace. (Evening Journal 1903b; Evening Journal 1903c).

While no houses had been completed along Castle Point Terrace as of early May 1904 (see Figure 7), it was already being favorably compared by the Evening Journal to Gifford Avenue in Jersey City; Riverside Drive (NR Reference #s 84002790, 80002712) in New York City; and Llewellyn Park (NR Reference # 86000423) in West Orange. The Evening Journal estimated that the houses then under construction cost \$5,000 to \$7,000 to erect, and were located on lots ranging from 37.5 to 75 feet in front on Castle Point Terrace. Seitz was directly selling the lots he had purchased from the Stevens family, while acting as an agent for those buyers who were purchasing from Edwin A. Stevens and Richard Stevens. Buyers included prominent Hoboken businessmen and bankers such as Adolph Ludwig, Henry Mehl, Philip W. Roos, and Frederick Baar. According to newspaper estimates, home construction costs proved to be extraordinarily low, with Ludwig's residence at 804 Castle Point Terrace (see Figure 9) costing \$50,000 to erect, and Baar's now-demolished house at 801 Castle Point Terrace (see Figure 11), designed by Bruno W. Berger & Son, costing around \$100,000 (Evening Journal 1904b; Evening Journal 1904c; Evening Journal 1904e; Evening Journal 1906).

The exclusivity of the street was not only established by the prices of the lots and the houses, but by deed restrictions. In addition to proscribing undesirable industrial uses and the sale of alcohol, deeds disallowed apartments and tenement buildings. All residents were to be stone detached dwellings which were not to accommodate more than two families. The primary mass of the dwellings (excluding roofs, gables, and cornices) was restricted to 48 feet above the curb, and dwellings were required to be set back at least 7.5 feet from the sidewalk. Initially, Castle Point Terrace could only be accessed from the aforementioned Castle Point gate at Eighth Street (visible in a 1904 bird's eye view illustration of Hoboken, see Figures 7 and 8), though by June 1904, Ninth Street had been opened east to the terrace. While Seitz and the Stevenses had intended that Castle Point Terrace would be a 60-foot-wide-public street, they initially wished to restrict traffic to pedestrians and "ordinary vehicles," and retain the sole rights to erect and maintain sewers, pipes, and utility poles. The City of Hoboken refused to accept these restrictions however, so in December 1904 Seitz and the Stevenses surrendered the rights relating to the street (Evening Journal 1904d; Evening Journal 1904f; Hughes & Bailey 1904).

By mid-1905, development on the 900-block of Castle Point Terrace began. The lots sold (and the dwellings erected) were significantly smaller than those under construction or planned for the 800 block, with the Evening Journal noting that its character "is not so high as the other block, but it is still an ideal residential thoroughfare" (Evening Journal 1905d; Evening Journal 1906). Some of the lots on the west side of the block (900 and 926 Castle Point Terrace; Property IDs -207729958 and 210213321) were purchased by adjoining Hudson Street property owners for use as gardens. Notable among the dwellings on the 900 block were five two-family dwellings erected by Richard Stevens at 905-907-909-911-913 Castle Point Terrace (Property IDs -252300790, 1555810243, 1681608520, 1369939881, and 1361634998; see Figure 10). The houses, designed by noted Hoboken architect Charles Fall, cost about \$8,500 each, and followed a generalized plan with most sporting Queen Anne-style variations. When plans for the houses were announced in June 1905, an article in the Evening Journal noted that "[i]t is needless to say that two-family houses would not have been tolerated in Castle Point a few years ago, but things have changed since then..." (Evening Journal 1905d; Evening Journal 1905e; Evening Journal 1906). The following year, the same newspaper proclaimed that the "houses were the subject of much unfavorable comment when they were constructed some time ago, and [Richard] Stevens was criticized very severely for building two-family houses on property which promised such a bright future." In Stevens' defense, it was noted that the dwellings "are high-class, however, and floors in them rent for as high as \$50" (Evening Journal 1906).

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

(Primary Contact)

Consultant/Organization: AECOM

In September 1909, Hoboken's City Council acceded to a request by residents to pave Castle Point Terrace with brick, and not a macadam, as had been originally intended, giving the street its distinctive yellow brick pavement. The city ordinance refers to repaving, so it is possible that the street was originally paved in either brick or another material (Jersey Journal 1909b; Jersey Journal 1909c). In volume two of the Atlas of Hudson County New Jersey published by G. M. Hopkins Co. that same year, the street is labeled "River St. (Castle Point Terrace)." Houses have been erected on a majority of the lots on the 900 block and the west side of the 800 block, while the east side of the 800 block was undeveloped except for corner properties (G. M. Hopkins Co. 1909:plate 4; see Figure 12).

By the time G. M. Hopkins Co. published its 1923 atlas, Castle Point Terrace had been largely built up. Dwellings had begun to fill the center of the east side of the 800 block, while all lots on the east side of the 900 block had been developed (see Figures 13, 14, and 18). Development also continued to the east, with the erection of the homes at 11 Elysian Place (Property ID 292704124; see Figure 16) and 2 Ninth Street (G. M. Hopkins Co. 1923:plate 4). By 1932, the block had achieved its maximum level of development during the period of significance, with the construction of several more dwellings on the west side of the 800 and 900 blocks, as well as the dwellings at 1 Ninth Street (Sanborn 1932:sheets 7-8, 19-20). In addition to their smaller size, the dwellings on the 900 block of Castle Point Terrace represented a wide array of styles from this period. While a majority were Queen Anne, Renaissance Revival, or Italian Renaissance styles, Classical Revival (Property IDs -455495971 and 1250313172), Colonial Revival (Property ID -1560800769), Craftsman (Property ID 1998668736), Prairie (Property ID -1701130258), Dutch Colonial (Property ID 1369939881), Tudor Revival (Property ID 931225805), and Spanish Colonial (Property ID -252840309) styles were also represented.

In early 1937, Willy G. Keuffel and Carl M. Bernegau, of 805 and 807 Castle Point Terrace respectively, sued Edwin L. Ashton to prevent him from converting the house he owned at 903 Castle Point Terrace (Property ID 931225805; see Figure 13) into a four-family house. Keuffel and Bernegau claimed that this action violated the restrictive covenants in the Castle Point Terrace deeds limiting properties to two-family dwellings. Ashton countered that while he had purchased the house as his residence in 1922, a change in the character of the neighborhood and the cost of upkeep for the house caused him to move out in 1935. Unable to find a buyer for the property, he asserted that four apartments renting at \$90 to \$95 a month were the only way he could profit from the house. Additionally, he claimed that there were four houses on the Terrace used as three-family residences and that a garage had been erected fronting the street (at 927 Castle Point Terrace, Property ID 995922974). In June 1937, the court decided in favor of Ashton, conceding that while the original intent was that the property should only have been used for one-to-two-family dwellings, there had been violations in at least five instances, two of which were the use of dwellings as fraternity houses by students of Stevens Institute of Technology (Jersey Journal 1937a; Jersey Journal 1937c; Jersey Journal 1937d). Perhaps as a result of this ruling, in the 1938 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, 800 and 801 Castle Point Terrace were openly marked as fraternity houses (Sanborn 1938:sheets 7-8; see Figure 19).

Little in the way of alterations or new development is depicted on the 1951 revisions to the Sanborn atlas, though 812 Castle Point Terrace was also in use as a fraternity house. Gerald Mussara built the dwelling at 900 Castle Point Terrace (Property ID -207729958; see Figure 20) in the late 1950s, and new dwellings at 914 Castle Point Terrace (Property ID 134222107; see Figure 22) and 918 Castle Point Terrace (Property ID -602980251) were erected in the 1970s and 1980s respectively. Aerial photographs indicate that between 1966 and 1979, the Frederick Baar House at 801 Castle Point Terrace was demolished for the construction of a new building by the Stevens Institute of Technology (Sanborn 1951:7-8, 19-20; Jersey Journal 1956b; NETR 1954; NETR 1966; 1979; NETR 1987).

Statement of Significance:

Castle Point Terrace is located on what was once the Stevens family's Castle Point estate. The land was acquired in 1784 by Col. John Stevens, and soon he erected a Georgian-style mansion which became known as Villa Stevens. As the Stevens family sold off portions of their estate for development, they transformed Castle Point into a quasi-public pleasure garden which terminated at the Elysian Fields to the north. After Villa Stevens was damaged in an 1849 fire, it was replaced by an Italianate mansion that became known as the Stevens Castle (see Figure 4). Access to the Castle was through two gates built of serpentine stone. The larger gate at Sixth Street was intentionally dismantled and placed into storage pending reconstruction, while a smaller one at Eighth Street (see Figures 7 and 8) was entirely demolished in the 20th century. From 1859 until it was returned to Hoboken in 1874, Castle Point was part of Weehawken. In the 1880s and 1890s, development began to encroach on what was once a bucolic setting (see Figure 5), with large, well-appointed houses rising along the 800 and 900 blocks of Hudson Street (Shaw 1884:1210; Sanborn-Perris 1891:sheets 4, 10; Foster 1976:27-31).

In May 1903, the Jersey City Evening Journal reported that despite the alleged sale of 18 building lots to prominent Hoboken businessman Arthur Seitz (see Figure 6), the Castle Point estate would not be subdivided. The article reported that the lots were to the rear of those on the east side of the 800 and 900 blocks of Hudson Street, which were "built up several years ago" (Harvey 1900:283; Evening Journal 1903b). Seitz was to open River Street (which had a northern terminus at Sixth Street) between Eighth and Tenth Streets, and open those streets to the new section of River Street. The remainder of the Castle Point estate would remain intact, beginning on the east side of the extended River Street. By late June 1903, it was reported that five lots had been sold, and work had begun to open the streets. The new two blocks of River Street would be called Castle Point Terrace. (Evening Journal 1903b; Evening Journal 1903c).

While no houses had been completed along Castle Point Terrace as of early May 1904 (see Figure 7), it was already being favorably

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

(Primary Contact)

Consultant/Organization: AECOM

compared by the Evening Journal to Gifford Avenue in Jersey City; Riverside Drive (NR Reference #s 84002790, 80002712) in New York City; and Llewellyn Park (NR Reference # 86000423) in West Orange. The Evening Journal estimated that the houses then under construction cost \$5,000 to \$7,000 to erect, and were located on lots ranging from 37.5 to 75 feet in front on Castle Point Terrace. Seitz was directly selling the lots he had purchased from the Stevens family, while acting as an agent for those buyers who were purchasing from Edwin A. Stevens and Richard Stevens. Buyers included prominent Hoboken businessmen and bankers such as Adolph Ludwig, Henry Mehl, Philip W. Roos, and Frederick Baar. According to newspaper estimates, home construction costs proved to be extraordinarily low, with Ludwig's residence at 804 Castle Point Terrace (see Figure 9) costing \$50,000 to erect, and Baar's now-demolished house at 801 Castle Point Terrace (see Figure 11), designed by Bruno W. Berger & Son, costing around \$100,000 (Evening Journal 1904b; Evening Journal 1904c; Evening Journal 1904e; Evening Journal 1906).

The exclusivity of the street was not only established by the prices of the lots and the houses, but by deed restrictions. In addition to proscribing undesirable industrial uses and the sale of alcohol, deeds disallowed apartments and tenement buildings. All residents were to be stone detached dwellings which were not to accommodate more than two families. The primary mass of the dwellings (excluding roofs, gables, and cornices) was restricted to 48 feet above the curb, and dwellings were required to be set back at least 7.5 feet from the sidewalk. Initially, Castle Point Terrace could only be accessed from the aforementioned Castle Point gate at Eighth Street (visible in a 1904 bird's eye view illustration of Hoboken, see Figures 7 and 8), though by June 1904, Ninth Street had been opened east to the terrace. While Seitz and the Stevenses had intended that Castle Point Terrace would be a 60-foot-wide-public street, they initially wished to restrict traffic to pedestrians and "ordinary vehicles," and retain the sole rights to erect and maintain sewers, pipes, and utility poles. The City of Hoboken refused to accept these restrictions however, so in December 1904 Seitz and the Stevenses surrendered the rights relating to the street (Evening Journal 1904d; Evening Journal 1904f; Hughes & Bailey 1904).

By mid-1905, development on the 900-block of Castle Point Terrace began. The lots sold (and the dwellings erected) were significantly smaller than those under construction or planned for the 800 block, with the Evening Journal noting that its character "is not so high as the other block, but it is still an ideal residential thoroughfare" (Evening Journal 1905d; Evening Journal 1906). Some of the lots on the west side of the block (900 and 926 Castle Point Terrace; Property IDs -207729958 and 210213321) were purchased by adjoining Hudson Street property owners for use as gardens. Notable among the dwellings on the 900 block were five two-family dwellings erected by Richard Stevens at 905-907-909-911-913 Castle Point Terrace (Property IDs -252300790, 1555810243, 1681608520, 1369939881, and 1361634998; see Figure 10). The houses, designed by noted Hoboken architect Charles Fall, cost about \$8,500 each, and followed a generalized plan with most sporting Queen Anne-style variations. When plans for the houses were announced in June 1905, an article in the Evening Journal noted that "[i]t is needless to say that two-family houses would not have been tolerated in Castle Point a few years ago, but things have changed since then..." (Evening Journal 1905d; Evening Journal 1905e; Evening Journal 1906). The following year, the same newspaper proclaimed that the "houses were the subject of much unfavorable comment when they were constructed some time ago, and [Richard] Stevens was criticized very severely for building two-family houses on property which promised such a bright future." In Stevens' defense, it was noted that the dwellings "are high-class, however, and floors in them rent for as high as \$50" (Evening Journal 1906).

In September 1909, Hoboken's City Council acceded to a request by residents to pave Castle Point Terrace with brick, and not a macadam, as had been originally intended, giving the street its distinctive yellow brick pavement. The city ordinance refers to repaving, so it is possible that the street was originally paved in either brick or another material (Jersey Journal 1909b; Jersey Journal 1909c). In volume two of the Atlas of Hudson County New Jersey published by G. M. Hopkins Co. that same year, the street is labeled "River St. (Castle Point Terrace)." Houses have been erected on a majority of the lots on the 900 block and the west side of the 800 block, while the east side of the 800 block was undeveloped except for corner properties (G. M. Hopkins Co. 1909:plate 4; see Figure 12).

By the time G. M. Hopkins Co. published its 1923 atlas, Castle Point Terrace had been largely built up. Dwellings had begun to fill the center of the east side of the 800 block, while all lots on the east side of the 900 block had been developed (see Figures 13, 14, and 18). Development also continued to the east, with the erection of the homes at 11 Elysian Place (Property ID 292704124; see Figure 16) and 2 Ninth Street (G. M. Hopkins Co. 1923:plate 4). By 1932, the block had achieved its maximum level of development during the period of significance, with the construction of several more dwellings on the west side of the 800 and 900 blocks, as well as the dwellings at 1 Ninth Street (Sanborn 1932:sheets 7-8, 19-20). In addition to their smaller size, the dwellings on the 900 block of Castle Point Terrace represented a wide array of styles from this period. While a majority were Queen Anne, Renaissance Revival, or Italian Renaissance styles, Classical Revival (Property IDs -455495971 and 1250313172), Colonial Revival (Property ID -1560800769), Craftsman (Property ID 1998668736), Prairie (Property ID -1701130258), Dutch Colonial (Property ID 1369939881), Tudor Revival (Property ID 931225805), and Spanish Colonial (Property ID -252840309) styles were also represented.

In early 1937, Willy G. Keuffel and Carl M. Bernegau, of 805 and 807 Castle Point Terrace respectively, sued Edwin L. Ashton to prevent him from converting the house he owned at 903 Castle Point Terrace (Property ID 931225805; see Figure 13) into a four-family house. Keuffel and Bernegau claimed that this action violated the restrictive covenants in the Castle Point Terrace deeds limiting properties to two-family dwellings. Ashton countered that while he had purchased the house as his residence in 1922, a change in the character of the neighborhood and the cost of upkeep for the house caused him to move out in 1935. Unable to find a buyer for the property, he asserted that four apartments renting at \$90 to \$95 a month were the only way he could profit from the house. Additionally, he claimed that there were four houses on the Terrace used as three-family residences and that a garage had been erected fronting the street (at 927 Castle Point Terrace, Property ID 995922974). In June 1937, the court decided in favor of Ashton, conceding that while the original intent was that the property should only have been used for one-to-two-family dwellings,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

(Primary Contact)

Consultant/Organization: AECOM

there had been violations in at least five instances, two of which were the use of dwellings as fraternity houses by students of Stevens Institute of Technology (Jersey Journal 1937a; Jersey Journal 1937c; Jersey Journal 1937d). Perhaps as a result of this ruling, in the 1938 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, 800 and 801 Castle Point Terrace were openly marked as fraternity houses (Sanborn 1938:sheets 7-8; see Figure 19).

Little in the way of alterations or new development is depicted on the 1951 revisions to the Sanborn atlas, though 812 Castle Point Terrace was also in use as a fraternity house. GeraldMussara built the dwelling at 900 Castle Point Terrace (Property ID -207729958; see Figure 20) in the late 1950s, and new dwellings at 914 Castle Point Terrace (Property ID 134222107; see Figure 22) and 918 Castle Point Terrace (Property ID -602980251) were erected in the 1970s and 1980s respectively. Aerial photographs indicate that between 1966 and 1979, the FrederickBaar House at 801 Castle Point Terrace was demolished for the construction of a new building by the Stevens Institute of Technology (Sanborn 1951:7-8, 19-20; Jersey Journal 1956b; NETR 1954; NETR 1966; 1979; NETR 1987).

Eligibility for New Jersey and National Register: Yes No **National Register Criteria:** A B C D
Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Castle Point Terrace Historic District is eligible for listing on the New Jersey and National Registers of Historic Places under Criterion A as an example of an exclusive, upper-class, early 20th-century development. Castle Point Terrace was differentiated from the surrounding urban fabric of Hoboken by design, with features including free-standing, one- and two-family homes because of construction and use restrictions in its deeds; relatively limited access (originally only via the Castle Point at Eighth Street); and a specially requested yellow brick surface on Castle Point Terrace, which is unique in Hoboken.

Additionally, the Castle Point Terrace Historic District is eligible under Criterion C due to the unique architectural assemblage. Many of the houses reflect commissioned designs from both notable Hoboken architects such as Charles Fall and firms in New York City. The dwellings range in size from palatial mansions at the southern end of the district to restrained, yet elegant two-family houses on the northern end. Additionally, while Queen Anne and Renaissance Revival are the most common architectural styles represented among the district's buildings, there are also good examples of the Italian Renaissance, Spanish Mission, Prairie, Craftsman, Colonial Revival, Dutch Colonial Revival, and Tudor Revival styles.

The Castle Point Terrace Historic District retains integrity of location, as it has existed in the same location since Castle Point Terrace was opened in 1903. The district retains integrity of setting on the promontory of Castle Point, as well as its location adjacent to both the upper-class dwellings on Hudson Street and the Stevens Institute of Technology Campus -- formerly the Stevens family's Castle Point estate -- along with its yellow-brick pavement and shade trees, which have not substantially changed since the early 20th century. These features, along with its separation from the dense urban fabric of Hoboken, provide it with integrity of association and feeling. The district also has integrity of design, materials, and workmanship. Though dwellings have undergone alterations, most retain their original facades and architectural ornamentation.

Property Count: 0 Key Contributing 38 Contributing 5 Non-contributing

Narrative Boundary Description:

The district is bounded to the west by the west property lines of the lots on the west side of Castle Point Terrace, the southern property line of Lot 23 of Block 237 (800 Castle Point Terrace), thence approximately 75 feet across Castle Point Terrace at Eighth Street, thence along the south property line of Lot 1 of Block 236, thence north along the east property line of Lot 1 of Block 236 approximately 66 feet to the south property line of Lot 2.03 of Block 236, thence east along the south property line of Lot 2.03 of Block 236, thence north along the east property lines of Lots 2.03, 3, 4.02, 8, 9, and 10 of Block 236, thence west along the north property line of Lot 10 of Block 236 approximately 40 feet to the east property line of Lot 16 of Block 239 (2 Ninth Street), thence along the east and north property lines of Lot 16 of Block 239 to a point on the east property line of Lot 4 of Block 239, thence north from said point along the east property lines of Lots 4, 5, 6, and 7 of Block 239 to a point on the south property line of Lot 8 of Block 239 (915 Castle Point Terrace), thence east approximately 77 feet, thence north along the east property lines of Lots 8, 9, 10, 11, and 14 of Block 239, thence west along the south property line of Lot 1 of Block 239.1 (Elysian Park) approximately 354 feet to the place of beginning. It comprises approximately 7.8 acres, and encompasses all of the parcels historically associated with the Castle Point Terrace development between 1903, when it was laid out, and 1937, when restrictive covenants in the deeds were invalidated by court action.

Date form completed: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

(Primary Contact)

Consultant/Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District

District Name: Castle Point Terrace Historic District

Property Count: Key Contributing: 0

Contributing: 38

Non Contributing: 5

Streetscape Inventory:

West Side of 800 Block of Castle Point Terrace¹

800 Castle Point Terrace	Block 237	Lot 23	ca. 1905	Contributing	--	Chateausque
802 Castle Point Terrace	Block 237	Lot 22	ca. 1905	Contributing	--	Italian Renaissance
804 Castle Point Terrace	Block 237	Lot 21	ca. 1905	Contributing	--	Colonial Revival
806 Castle Point Terrace	Block 237	Lot 20	ca. 1908	Contributing	--	Italian Renaissance
808 Castle Point Terrace	Block 237	Lot 19	ca. 1930	Contributing	--	Italian Renaissance
812 Castle Point Terrace	Block 237	Lot 17	ca. 1908	Contributing	--	Italian Renaissance

West Side of 900 Block of Castle Point Terrace

900 Castle Point Terrace	Block 238	Lot 24	ca. 1956	Non-contributing	ID #: -207729958	Colonial Revival
904 Castle Point Terrace	Block 238	Lot 23	ca. 1906	Contributing	ID #: -455495971	Classical Revival
906 Castle Point Terrace	Block 238	Lot 22	ca. 1908	Contributing	ID #: 2053124044	Queen Anne
908 Castle Point Terrace	Block 238	Lot 21	ca. 1908	Contributing	ID #: 428237015	Renaissance Revival
910 Castle Point Terrace	Block 238	Lot 20	ca. 1920	Contributing	ID #: -1701130258	Prairie
912 Castle Point Terrace	Block 238	Lot 19	ca. 1925	Contributing	ID #: 1998668736	Craftsman
914 Castle Point Terrace	Block 238	Lot 18	ca. 1970	Non-contributing	ID #: 134222107	Modern
916 Castle Point Terrace	Block 238	Lot 17	ca. 1905	Contributing	ID #: 1120473026	Queen Anne
918 Castle Point Terrace	Block 238	Lot 16.02	ca. 1980	Non-contributing	ID #: -602980251	Modern
920 Castle Point Terrace	Block 238	Lot 16.01	ca. 1910	Contributing	ID #: -663796620	Italian Renaissance
922 Castle Point Terrace	Block 238	Lot 15	ca. 1905	Contributing	ID #: 169679135	Queen Anne
924 Castle Point Terrace	Block 238	Lot 14	ca. 1906	Contributing	ID #: 1296080470	Renaissance Revival
926 Castle Point Terrace	Block 238	Lot 13	ca. 1915	Contributing	ID #: 210213321	Renaissance Revival

¹ Resources not individually surveyed as part of Hoboken City Architectural Survey 2018. All contributing/non-contributing determinations are preliminary.

Survey Name: Hoboken City Architectural Survey 2018 Date: 2/27/2019
 Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)
 Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District

East Side of 800 Block of Castle Point Terrace²

Jonas Hall	Block 236	Lots 1, 2.01, 2.02	ca. 1985	Non-contributing	--	Modern Dormitory
805 Castle Point Terrace	Block 236	Lot 2.01	ca. 1915	Contributing	--	Italian Renaissance
807 Castle Point Terrace	Block 236	Lot 3	ca. 1915	Contributing	--	Italian Renaissance
809 Castle Point Terrace	Block 236	Lots 4.01, 5	ca. 1915	Contributing	--	Chateausque
831 Castle Point Terrace	Block 236	Lot 6	ca. 1915	Contributing	--	Italian Renaissance
835 Castle Point Terrace	Block 236	Lot 7	ca. 1908	Contributing	--	Chateausque

East Side of 900 Block of Castle Point Terrace

901 Castle Point Terrace	Block 239	Lot 1	ca. 1905	Contributing	ID #: -167649038	Renaissance Revival
903 Castle Point Terrace	Block 239	Lot 2	ca. 1910	Contributing	ID #: 931225805	Tudor Revival
905 Castle Point Terrace	Block 239	Lot 3	ca. 1905	Contributing	ID #: -252300790	Queen Anne
907 Castle Point Terrace	Block 239	Lot 4	ca. 1905	Non-contributing	ID #: 1555810243	Queen Anne
909 Castle Point Terrace	Block 239	Lot 5	ca. 1905	Contributing	ID #: 1681608520	Queen Anne
911 Castle Point Terrace	Block 239	Lot 6	ca. 1905	Contributing	ID #: 1369939881	Dutch Colonial Revival
913 Castle Point Terrace	Block 239	Lot 7	ca. 1905	Contributing	ID #: 1361634998	Queen Anne
915 Castle Point Terrace	Block 239	Lot 8	ca. 1905	Contributing	ID #: -1560800769	Colonial Revival
917 Castle Point Terrace	Block 239	Lot 9	ca. 1910	Contributing	ID #: 1250313172	Classical Revival
919 Castle Point Terrace	Block 239	Lot 10	ca. 1910	Contributing	ID #: -252840309	Spanish Colonial
921 Castle Point Terrace	Block 239	Lot 11	ca. 1905	Contributing	ID #: 1360345200	Italian Renaissance
923 Castle Point Terrace	Block 239	Lot 12	ca. 1905	Contributing	ID #: 1030720433	Other
927 Castle Point Terrace	Block 239	Lot 13.01	ca. 1905	Contributing	ID #: 995922974	Italian Renaissance

North Side of Ninth Street³

2 Ninth Street	Block 239	Lot 16	ca. 1920	Contributing	--	Colonial Revival
----------------	-----------	--------	----------	--------------	----	------------------

² Resources not individually surveyed as part of Hoboken City Architectural Survey 2018. All contributing/non-contributing determinations are preliminary.

³ Resources not individually surveyed as part of Hoboken City Architectural Survey 2018. All contributing/non-contributing determinations are preliminary.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District

South Side of Ninth Street⁴

1A Ninth Street	Block 236	Lot 9	ca. 1930	Contributing	--	Colonial Revival
1B Ninth Street	Block 236	Lot 8	ca. 1930	Contributing	--	Other

South Side of Elysian Place

11 Elysian Place	Block 239	Lot 14	ca. 1910	Contributing	ID #: 292704124	Renaissance Revival
------------------	-----------	--------	----------	--------------	-----------------	---------------------

⁴ Resources not individually surveyed as part of Hoboken City Architectural Survey 2018. All contributing/non-contributing determinations are preliminary.

Survey Name: Hoboken City Architectural Survey 2018 Date: 2/27/2019
Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)
Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District

Photographs:



Photograph 1. View south along the 800 block of Castle Point Terrace from Ninth Street.



Photograph 2. View north along the 900 block of Castle Point Terrace from Ninth Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Photograph 3. View northwest along the 800 block of Castle Point Terrace showing, from left to right, 800, 802, 804, and 806 Castle Point Terrace. Compare with the 1906 view in Figure 6.



Photograph 4. View northwest along the 800 block of Castle Point Terrace showing, from left to right, 808 Castle Point Terrace and 812 Castle Point Terrace.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Photograph 5. View southwest along the 800 block of Castle Point Terrace. From left to right are 807 Castle Point Terrace, 8-805 Castle Point Terrace, and the non-contributing Joshua Hall dormitory on the site of 801 Castle Point Terrace.



Photograph 6. View northeast along the 800 block of Castle Point Terrace looking toward 809 Castle Point Terrace.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Photograph 7. View northwest along the 900 block of Castle Point Terrace.



Photograph 8. View northwest along the 900 block of Castle Point Terrace. Note the modern infill at 914 and 918 Castle Point Terrace.

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Photograph 9. View southeast along the east side of the 900 block of Castle Point Terrace. Compare with the early 20th century view in Figure 11.



Photograph 10. View southeast along the east side of the 900 block of Castle Point Terrace. Note the non-contributing property at 907 Castle Point Terrace.

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Photograph 11. View east along Ninth Street east of Castle Point Terrace.



Photograph 12. View southeast along Ninth Street showing 1A Ninth Street at left and 835 Castle Point Terrace at right.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Photograph 13. View northwest along Ninth Street showing 901 Castle Point Terrace at left and 2 Ninth Street at right.



Photograph 14. View southeast from Elysian Park looking at 927 Castle Point Terrace (right) and 11 Elysian Place (far left).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District

Maps and Figures:



Figure 1. Overall map.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Figures 2-3. Location Map (left) and Site Map (right), roughly demarcating the boundaries of the Castle Point Terrace Historic District.

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Figure 4. Castle Point and the Stevens Castle ca. 1903 (Source: Rutgers University).

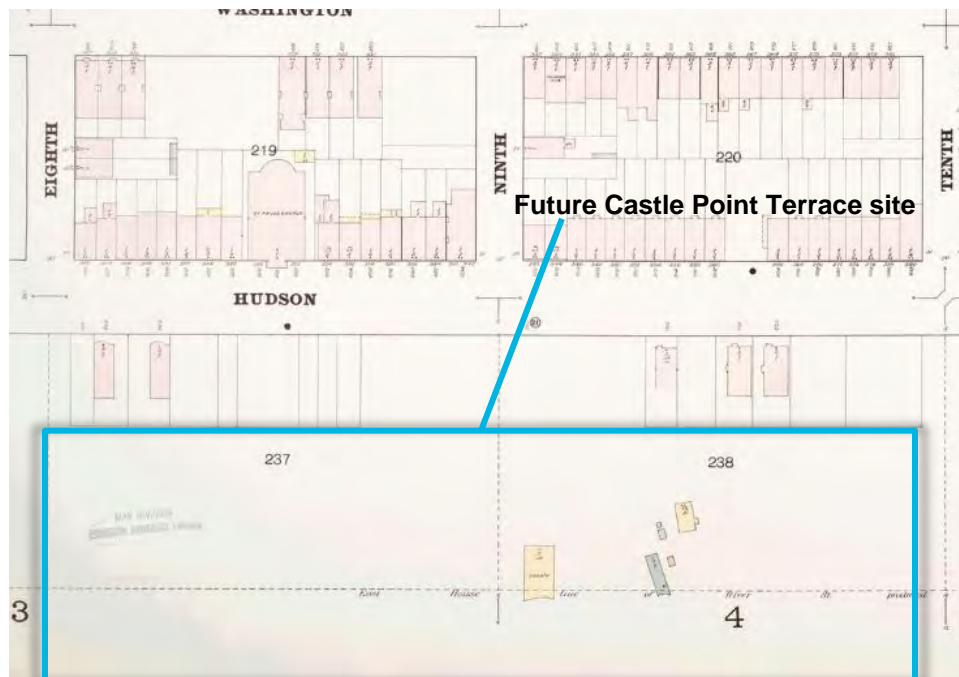


Figure 5. The undeveloped future site of Castle Point Terrace as depicted in the Sanborn-Perris Map Co.'s 1891 *Insurance Maps of Hudson County, New Jersey*, Vol. 7, sheet 10. (Source: Princeton University).

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



ARTHUR SEITZ,
(The Father of Castle Point Terrace.)

Figure 6. Arthur Seitz, "The Father of Castle Point Terrace," depicted in an article in the *Evening Journal* of April 11, 1906 (Source: GenealogyBank).

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Figure 7. The recently laid out Castle Point Terrace with no dwellings yet constructed as depicted on an 1881 bird's eye view of Hoboken by Hughes and Bailey. Note the Eighth Street gate (Source: Library of Congress).



Figure 8. Early 20th century postcard in the collections of the Hoboken Historical Museum depicting the Eighth Street gate to Castle Point Terrace (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Name: Castle Point Terrace Historic District

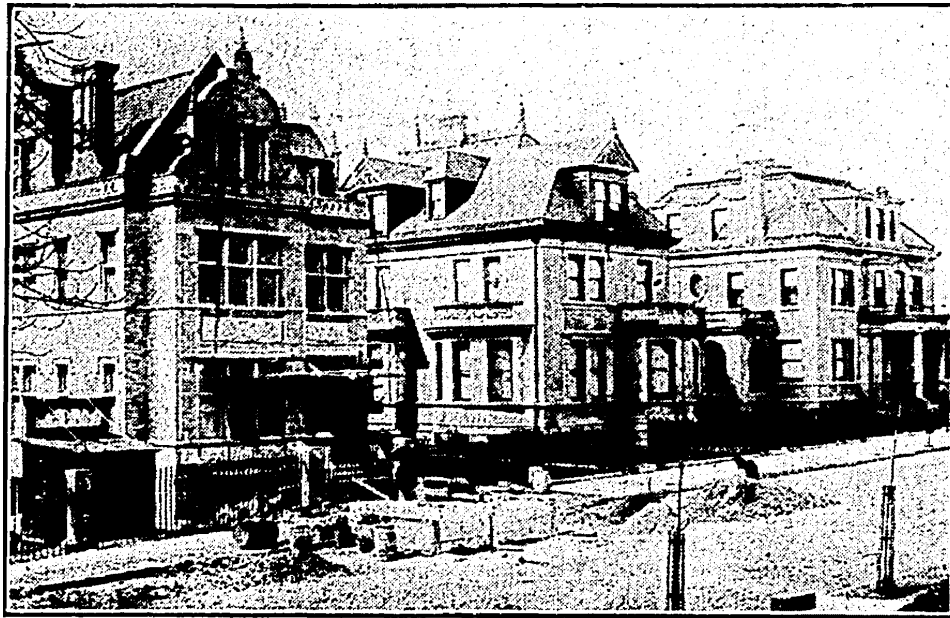


Figure 9. Dwellings at 800, 802, and 804 Castle Point Terrace depicted in an article in the *Evening Journal* of April 11, 1906. (Source: GenealogyBank).



Figure 10. The five two-family houses built by Richard Stevens depicted in an article in the *Evening Journal* of April 11, 1906. From right-to-left are 905, 907, 909, 911, and 919 Castle Point Terrace (Property IDs -252300790, 1555810243, 1681608520, 1369939881, and 1361634998) Compare to the larger dwellings shown above (Source: GenealogyBank).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District

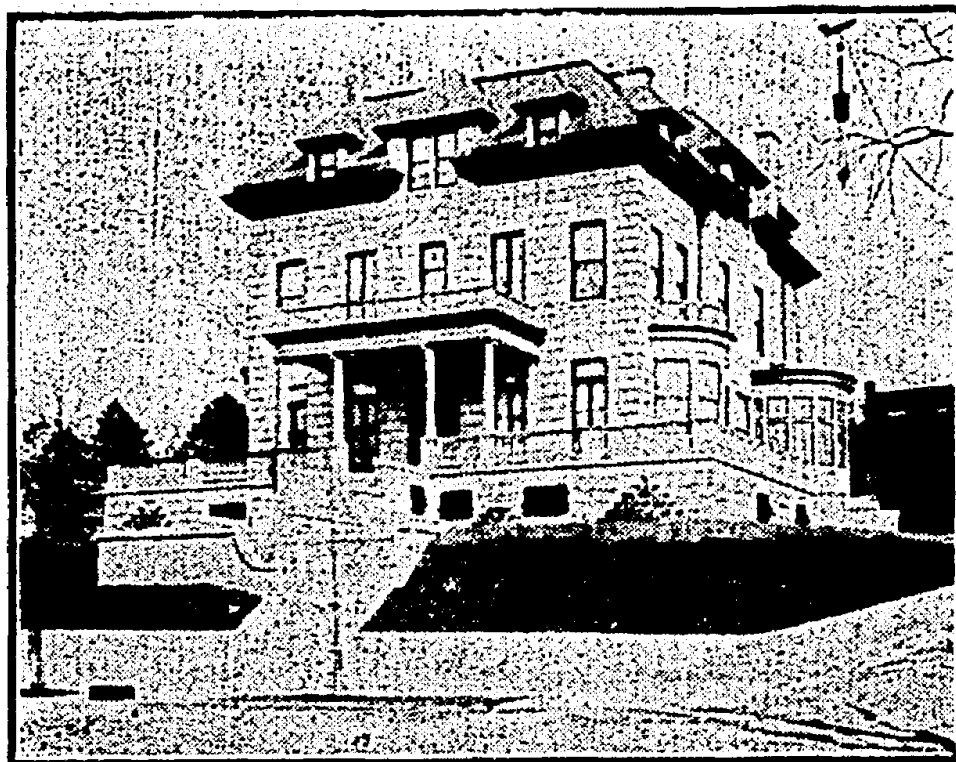


Figure 11. The now demolished house at 801 Castle Point Terrace built for Frederick Baar, depicted in an article in the *Evening Journal* of April 11, 1906. (Source: GenealogyBank).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District

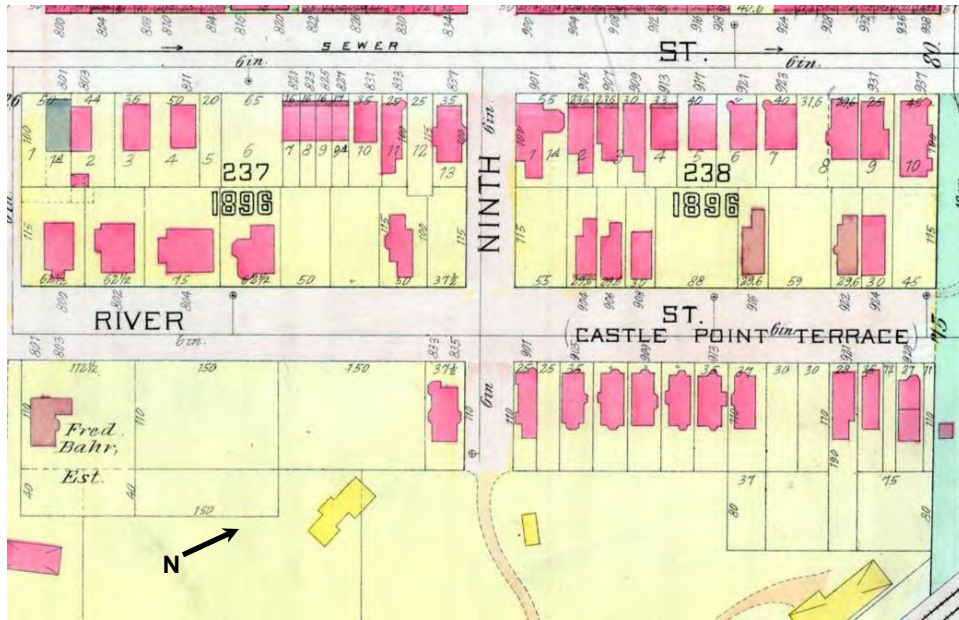


Figure 12. Castle Point Terrace as depicted in G. M. Hopkins Co.'s 1909 *Atlas of Hudson County, New Jersey*, Vol. 2. Much of the development has occurred on the west side off the 800 and the east side of the 900 block (Source: Historic Map Works).



Figure 13. Photograph depicting the dwellings at 901 Castle Point Terrace (blue; Property ID -167649038) and 903 Castle Point Terrace (pink; Property ID 931225805) ca. 1910 (Source: Rutgers University).

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Figure 14. Early 20th century postcard depicting houses on Castle Point Terrace. From left to right in the foreground are 919, 917, and 915 Castle Point Terrace (Property IDs -252840309, 1250313172 and -1560800769) (Source: Hoboken Historical Museum).



Figure 15. Early 20th century photograph depicting the northwest corner of Castle Point Terrace and Eighth Street. 800 Castle Point Terrace is to the right of the photograph (Source: Rutgers University).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Figure 16. A 1914 photograph of 11 Elysian Place (Property ID 292704124) from a photo album in the collections of the Hoboken Historical Museum (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Name: Castle Point Terrace Historic District

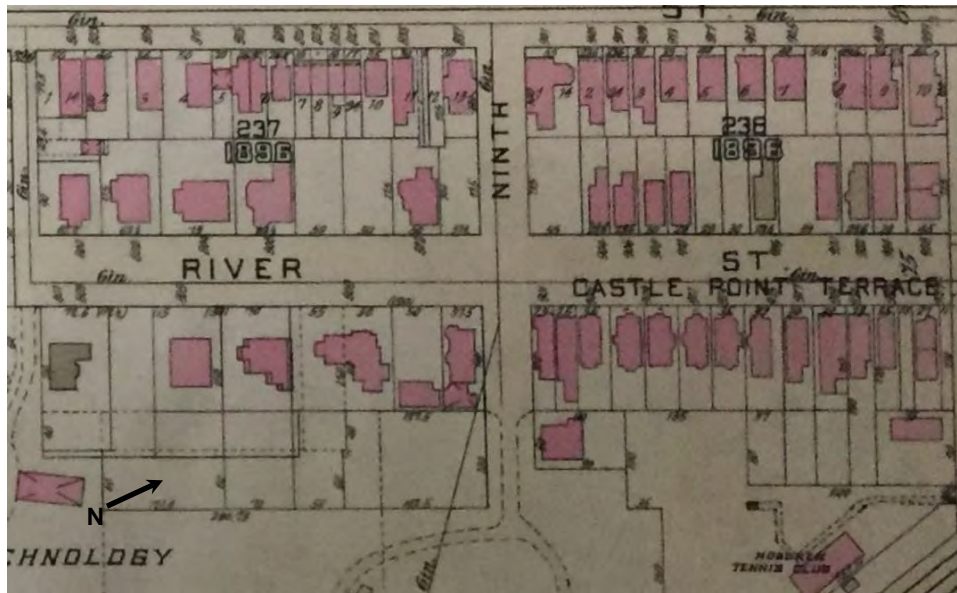


Figure 17. Castle Point Terrace as depicted in G. M. Hopkins Co.'s 1923 *Atlas of Hudson County, New Jersey*, Vol. 2. Note the increase in development from 1909 as seen in Figure 9 (Source: Hoboken Historical Museum).



Figure 18. 809 Castle Point Terrace in the 1930s (Source: Rutgers University).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District

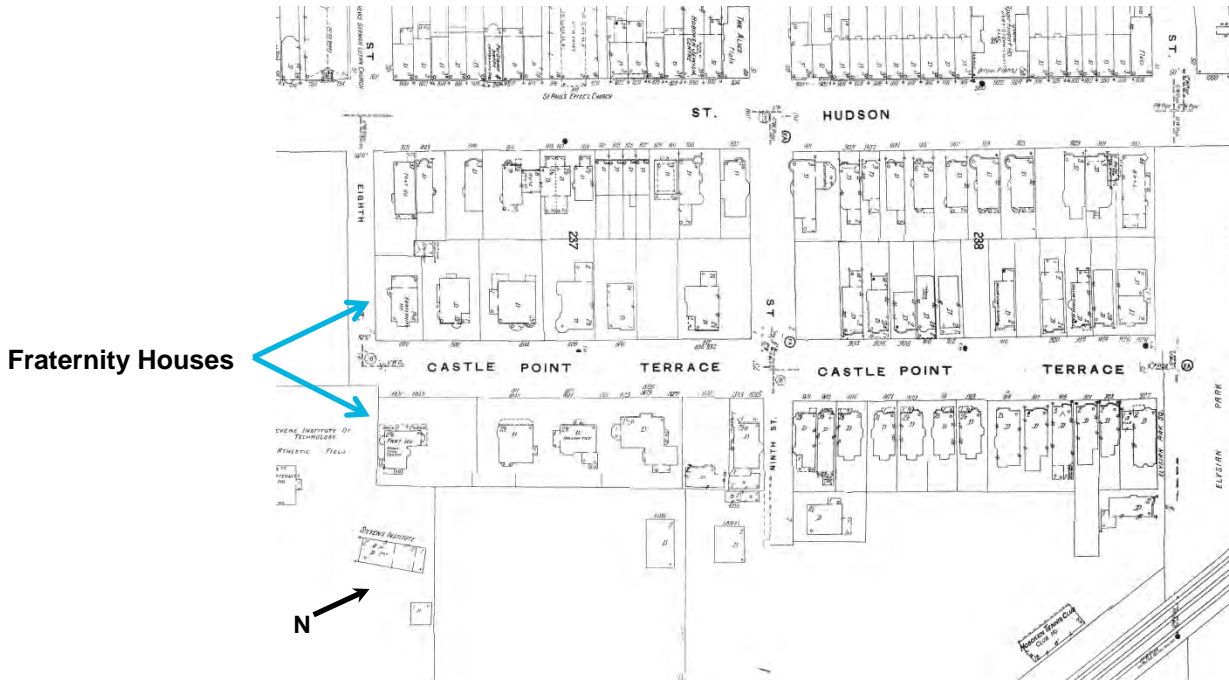


Figure 19. A mosaic of the plates depicting Castle Point Terrace in the 1938 revision of the Sanborn Map Co.'s 1906 *Insurance Maps of Hoboken, Hudson County, New Jersey, Vol. 7*. By this time, the year after the end of the period of significance, at least three Castle Point Terrace Structures were openly labeled as fraternity houses (Source: New Jersey State Library).

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Figure 20. Photograph in the collection of the Hoboken Historical Museum looking southwest from 907 Castle Point Terrace at the yard of 900 Castle Point Terrace (Property ID -207729958) in the 1970s (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Figure 21. Photograph in the Hoboken Historical Museum's collections depicting the now non-contributing 907 Castle Point Terrace (Property ID 1555810243) in the 1970s (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Name: Castle Point Terrace Historic District



Figure 22. Photograph in the Hoboken Historical Museum's collections depicting the construction of 914 Castle Point Terrace (Property ID 134222107) in the late 1960s or early 1970s (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/27/2019

Surveyor: Samuel A. Pickard (preparer/surveyor); Samantha Kuntz (surveyor)

Organization: AECOM

HISTORIC DISTRICT REPORT

District ID: -399894927

District Name: Willow Terrace Historic District

District Type: Residential

DISTRICT LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:
HUDSON	Hoboken	Willow Terrace (local hist	Newark

Period of Significance:

Date Range:	Source:
1885 to 1886	Historic maps; documentary evidence; Hudson County tax records

Old HSI Number :

(for converted records only)

Physical Condition: Good

Remaining Historic Fabric: Medium

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Description:

Located in Hoboken, New Jersey, the Willow Terrace Historic District is composed of 79 units of the original 80 model workingmen's homes built by Martha Bayard Stevens and the Hoboken Land and Improvement Company (HL&IC) between 1885 and 1886, partially replacing an earlier company village known as Shippenville. The brick rowhouses are arranged in five rows of 16 rowhouses along Seventh Street, Willow Court North, and Willow Court South. The Willow Terrace Historic District includes two contributing streets: Willow Court North and Willow Court South. The core of Willow Terrace's development is situated along these two narrow streets and their intact stone block, or setts, serve as a unifying character-defining feature (Photographs 1-7). One non-contributing building stands within the boundaries of the district.

Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (built with offset shed dormers on the front roof slope), and two-bay wide, flat-front red brick facades with minimal setbacks. Original bluestone elements, which can be seen consistently among the rows on stoops, thresholds, and window sills, survive on many of the buildings. Unlike other company-built housing built during this period, there are no variations in rowhouse design or typology. Though the houses are vernacular in form and expression, restrained elements of the late Victorian style can be seen on some of the rowhouses, particularly those on Seventh Street (the development's only outward-facing single row) (Photographs 8, 9). Such elements include ribbons of sawtooth-laid brick, brick beltcourses, and segmental arch window lintels. Today, nine rowhouses retain a high degree of architectural integrity, with the original exterior wall material, window and door openings, and roof intact, and a total of 25 rowhouses retain the original roof with offset dormer.

According to historic mapping, photographs, and visual inspection, many owners altered and expanded their dwellings in earnest during the second half of the 20th century. Photographs of the neighborhood from a 1978 survey show numerous projecting vestibules and rooftop additions already in place (Zingman Vol. 5, 1978). Rowhouses were expanded in a consistent manner, generally through the addition of an end-gable entrance vestibule on the façade, addition of a full-width dormer on the front roof slope, or, in some cases, addition of a full third story. A total of 17 rowhouses have entrance vestibules, while 54 include either full dormer or rooftop additions. The majority (30 out of 54) of rowhouses retain their original cornice or roofline through either a change in materials to distinguish the original main block from the later addition or a setback. Common cosmetic alterations include window and door replacements (no rowhouses appear to retain original windows or front doors) and, in some cases, the application of vinyl siding and modern stone or brick veneer over the original brick façade. Historic photographs indicate that rowhouses on Willow Court South included shared, bracketed door hoods; it is unknown whether they were originally present on others streets in Willow Terrace (Historic Photograph 1). Today, only one pair survives - at 3-5 Willow Court South.

See Continuation Sheets for the Streetscape Inventory.

Setting:

The brick rowhouses that make up Willow Terrace are sited within a densely-settled, roughly 1.6-acre site in west-central Hoboken, bound by Seventh Street to the north, Clinton Street to the west, Sixth Street to the south, and Willow Avenue to the east (Figures 1,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

2). Sidewalks are located on all streets within the district and generally do not include shade trees or plantings; houses are built directly up to the sidewalks with minimal to no setbacks. Many houses are still fronted by their original bluestone stoop and threshold. The immediate vicinity is comprised of primarily residential and mixed-use properties to the south, east, and north and historic industrial development along Clinton Avenue and to the west. Martha Bayard Stevens' Odenheimer House - conceived of by Stevens as a "model tenement" - stands at 310-314 Sixth Street (ID#: 204734930) just to the south of Willow Terrace at the northeast corner of Clinton and Sixth Streets, directly across from the Church of the Holy Innocents (ID#: 1460; NR Reference #: 77000871), which Stevens also built and endowed.

References:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Jersey City News	"Born To The Game," December 30, 1895, 4.	1895	
Hoboken Land & Improvement Company	H. L. & I. Co. Hoboken Vol. 2. Property Sheets, 1885	1885	
Evening Journal	"To Extend Grounds," May 7, 1898, 3.	1898	
Record	"Living large on a tiny footprint," March 4, 2012, R1, R6.	2012	
Evening Journal	"Feeding Hoboken's Hungry Poor," February 16, 1886, 1.	1886	
Hoboken Land & Improvement Company	H. L. & I. Co. Hoboken Vol. 2. Property Sheets, 1885	1885	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Jersey City News	"Longshoreman Injured," December 27, 1894, 3.	1894	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Evening Journal	"An Old Landmark Sold," February 25, 1885, 4.	1885	
Evening Journal	"Bold Robbery," July 11, 1888, 1.	1888	
Jersey Journal	"Sinatra contribution goes to Willow Terrace," [Hudson City edition] September 30, 1975, 4.	1975	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Bierbaum, Martin Alan	Hoboken—A Comeback City: A Study of Urban Revitalization in the 1970's	1980	
Hudson County	Deeds, var.		
Gundrum, Daniel	"Newcomers find charm in row houses," [Pittsburgh-Post Gazette] September 17, 1988, 18-19.	1988	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! In Jersey Journal] April 28, 1978.	1978	
Evening Journal	"Respectable Married Woman," [classified advertisement] April 27, 1886.	1886	
Evening Journal	"Hoboken Happenings," April 11, 1885, 3.	1885	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Hoboken Oral History Project	In the Terrace: Recollections of Joan Cunning.	2011	
Jersey City News	"Torn By Cotton Hooks," May 25, 1895, 5.	1895	
Stevens Institute of Technology	"Polo," Stevens Indicator?.	1885	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870–2000	2000	
Jersey Journal	"Give thanks: Hoboken fire victims aided," [Hudson City	1976	

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

	edition] February 26, 1976, 2.	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975
J. I. Kislak, Inc.	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856
Evening Journal	"Another Suicide in Hoboken," Mary 11, 1874, 4.	1874
Harshbarger and Lee	Cultural Resources Screening Report, Court Street, City of Hoboken, Hudson County, New Jersey.	2018
New York Tribune	"Obituary. William W. Shippen," September 3, 1885, 6.	1885
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975
New York Sun	"A 15-Year-Old Bride," February 19, 1891, 1.	1891
Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921
Evening Journal	"Hoboken Happenings," March 28, 1885, 3.	1885
Heaney, John J.	The Bicentennial Comes To Hoboken	1976
Evening Journal	"Forester In Trouble," May 27, 1897, 2.	1897

Conversion Problem? Conversion Note: Null

Date form completed: 4/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

ELIGIBILITY WORKSHEET - Historic Districts

District ID: -399894927

History:

The 79 dwellings that make up Willow Terrace—arranged in five rows of 16 rowhouses—are late 19th century workers' housing built by the Stevens family for the workers employed by their Hoboken Land & Improvement Company (HL&IC), and partially replacing an earlier company village known as Shippenville. They were envisioned by Martha Bayard Stevens as model workman's homes and by the early 20th century housed an array of Hoboken's working-class residents. ?

The Stevens family, which once owned much of present-day Hoboken, turned their land holdings over to the HL&IC in 1838, shortly before the death of family patriarch Col. John Stevens. The family retained control of the HL&IC, which built a housing complex for its workers in about 1845 on the edge of the portion of Hoboken owned by the company (Figures 4, 5). This development consisted of three rows of 16 frame rowhouses. The 14 interior dwellings in each row were two-stories in height and built in an "old-fashioned" cottage style. The dwellings on the end of each block were four-stories and sported flat roofs. According to Charles W. Glickener, the son of Hoboken's first mayor, a raised boardwalk was located near the dwellings due to their location in the marshy western portion of Hoboken. The houses are depicted on an 1856 map of Hoboken, where they are labeled simply "The 48 Houses" (Bierbaum, 1980, 67–68; Evening Journal, 1874; Evening Journal, 1881; Evening Journal, 1885a; Hufnagle and Hexamer, 1881; Heaney, 1976). By 1860, the cluster of dwellings was informally known as Shippenville, after W. W. Shippen, an HL&IC official who served as the company's president from 1869 to 1885. The Shippenville name "was objectionable to Mr. Shippen," however, and the company assigned no formal name to the blocks (Evening Journal, 1885a; New-York Tribune, 1885). The working-class nature of the residents may have been behind Shippen's reluctance to be associated with the houses. The supposed character of the development's denizens was well-known by 1885, when an article in Stevens Indicator, lamented local fans conduct at a polo match. "A little gentlemanly tone could be infused into the untutored soul of the Hobokenite who hails from Shippenville," the article suggested, "by a few courteous and forcible remarks from the floor manager" (Stevens Indicator, 1885, 76).

By the time a Stevens Institute of Technology student penned the preceding critique of manners, Shippenville was on its last legs. In February 1885, the Jersey City Evening Journal reported that Shippenville, "one of the oldest landmarks in [Hoboken]," was to be sold to facilitate the expansion of the neighboring American Lead Pencil factory (Evening Journal, 1885a). The HL&IC plat book indicates that only the western half of Shippenville was sold, and nine of the houses are depicted in a fire insurance atlas published in 1891 (Figure 6). It was not until 1898, with the expansion of the Holy Innocents Episcopal Church's (ID#: 94874628) grounds, that the last of the houses of Shippenville were demolished (Hoboken Land & Improvement Company, ca. 1885, sheets 54–55; Sanborn-Perris Map Co., 1891, sheet 15; Evening Journal, 1898).

As Shippenville was being sold, plans were already afoot for housing that would replace it. The Evening Journal reported on March 28, 1885 that "A number of capitalists are discussing a plan to erect five rows of two story brick houses, sixteen in a row, in Shippenville. The houses will rent for about \$175 a year" (Evening Journal, 1885b). The capitalists referred to were likely members of the Stevens family, led by Martha Bayard Stevens, who was the widow of Stevens Institute founder Edwin A. Stevens. Stevens was well known for her charitable works and the area around Shippenville appears to have benefitted from her largesse. She bequeathed the funds necessary to found the nearby Holy Innocents Episcopal Church in 1871 and supplied the funds needed to open and operate a soup kitchen on Sixth Street near the church in February 1886 (Evening Journal, 1886). According to a 1905 newspaper article, it was Martha Bayard Stevens who conceived of Willow Terrace as model workman's homes and the Odenheimer House at 314 Sixth Street (ID#: 204734930), across from Holy Innocents, as a model tenement:

"In 1872 Mrs. Stevens built the Odenheimer house at Sixth and Clinton streets, which was known as the model tenement; it was also in accord with her ideas that the pretty little houses on Willow Terrace were erected as model workman's homes." (Evening Journal, 1905)

Considering her longstanding interest in the welfare of Hoboken's residents, especially along the edge of the meadow district around Sixth and Willow Avenue, it seems likely that Stevens was involved with the workingmen's housing replacing Shippenville from the beginning. It was reported in April 1885 that the HL&IC was evicting the Manfield & Fagan iron foundry from their rented location on the block of Willow Street above Sixth in order to clear land for the 80 new houses, though the rows may not have been completed until early 1886. The houses were two-and-one-half-stories in height, with a rear section one-story in height and gross dimensions measuring 12 feet 6 inches in width and 60 feet in depth. All had outhouses at the rear of the lots. Though the streets of this new development were labeled Willow Court in the 1891 fire insurance atlas, the Willow Terrace name was in use by spring 1886 (O. H. Bailey & Co., 1881; Evening Journal, 1885c; Evening Journal, 1886; Gundrum, 1988, 1819) (Figures 6-10). The dwellings' stylistically-antiquated design was allegedly inspired by workers' housing Stevens had seen on a visit to the mill town of New Lanark in Scotland. This influence was attested to by later sources, including Martha's grandson, Basil Stevens (Hallam, 1978, 2; Otis, 1999; Clark, 2000, 21). A possible local influence, though less romantic, may be found in the housing that Willow Terrace partially replaced. Not only were the dwellings of both Willow Terrace and Shippenville arranged in rows of 16, but both were of similar depth and width with two-and-one-half stories in the front and one in the rear. Further support might be found in an 1881 description of the Shippenville

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

houses, mentioned above, which referred to them as "old-fashioned, two-story frame cottages" (Evening Journal, 1881; Sanborn-Perris Map Co., 1891, sheet 15).

After construction of the houses was completed, the property was sold by the HL&IC to Martha Bayard Stevens and her son Edwin A. for \$32,500 in August 1886. The houses of Willow Terrace remained in the possession of Martha Bayard Stevens' descendants until after World War I. Then, the blocks were sold to the Willow Terrace Realty Company and the Shipperville Realty Company. These two companies in turn sold the houses to individuals (Hudson County Deed Books 427:1, 591:24, 815:8, 815:14, 1419:321, 1448:427, 1448:431, 1448:432, 1448:434, 1448:435, 1448, 436, 1453:379, 1483:73, and 1539:48; Trenton Evening Times, 1921; Jersey Journal, 1921; [J. I. Kislak, Inc.], 1931).

Though it has been traditionally held that it was primarily Irish masons housed in the dwellings of Willow Terrace, in the late 19th century occupations such as baker, carpenter, and longshoreman were also represented. Almost immediately, boarding houses popped up in the development. A decade after their construction, it was reported that the houses of Willow Terrace North were "inhabited by industrious workingmen and are neat and clean and happy looking little homes" (Evening Journal, 1886; Evening Journal, 1888; Sun, 1891; Jersey City News, 1894; Jersey City News, 1895a; Jersey City News, 1895b; Evening Journal, 1897; Otis, 1999). By the mid-20th century, Willow Terrace was predominantly inhabited by residents of Irish or Italian backgrounds and many houses were passed down to family members or sold to neighbors. After World War II, some of the houses were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment by the 1950s (Hoboken Oral History Project, 2011, 1-2, 6-7, 9; Jersey Journal, 1956; Otis, 1999).

After an April 30, 1975 fire severely damaged the house at 15 Willow Court (ID#:-592421587) and damaged four others, the city (via City Council resolution) designated Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the destroyed house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. After the fire, friends and neighbors of the affected owners formed the Willow Terrace Restoration Committee to raise money to fund restorations of the damaged dwellings. In the ensuing campaign, approximately \$2400 was raised, with \$500 reportedly contributed by Frank Sinatra (Jersey Journal, 1975a; Jersey Journal, 1975b; Jersey Journal, 1975c; Jersey Journal, 1975d; Jersey Journal, 1975e; Jersey Journal, 1975f; Jersey Journal, 1976). In addition to the restoration of houses the city used the newly declared "historic site" status of Willow Terrace to mandate rehabilitation and restoration of the dwelling at 61 Willow Court (ID#: -96385047) when it was auctioned in September 2, 1975. City support for maintain the development's historic fabric extended to the paving of Willow Terrace as well. The two terrace streets were noted at the time as among the last "cobblestone" streets in the city of Hoboken. Though the city maintained the stone blocks of Court Street, Willow Terrace was noted as being privately owned (Jersey Journal, 1975e; Jersey Journal, 1975g).

[Note:Patrick Harshbarger and James S. Lee, III of Hunter Research, Inc. prepared a cultural resources screening report for Court Street, which explains that the locally-sourced, square-headed stone blocks that make up Court Street's paving are more appropriately referred to as stone "setts" or "block" rather than cobblestone (Harshbarger and Lee, 2018).]

Despite the 1975 City Council resolution naming the Willow Terrace development a "historic site," it has never been designated a local historic district and lacks state or federal-level historic status. The area's dwellings have continued to undergo a range of alterations, or in the case of 33 Willow Court (ID#:629769977) wholesale demolition with modern infill (Record, 2012) (Photograph 10).

Statement of Significance:

The Willow Terrace Historic District is recommended eligible for listing in the National Register of Historic Places (NRHP) and the New Jersey Register of Historic Places (SR). Willow Terrace stands as a rare surviving single-era, company-built, model workingmen's housing development built in the last quarter of the 19th century that quickly adapted to accommodate Hoboken's rapidly growing workforce. Unlike the planned company town model that was connected to a specific industry, Willow Terrace grew out of a paternalistic effort to transition Hoboken's many skilled laborers into clean, healthy urban housing (Criterion A). The district's association with philanthropist and civic leader Martha Bayard Stevens, who built Willow Terrace as model workingmen's homes in close proximity to her Odenheimer House model tenement at 310-314 Sixth Street, represents a significant embodiment of her charitable work (Criterion B). Despite widespread cosmetic alterations and some diminishment of integrity due to loss and concealment of historic fabric, the distinct and uniform appearance of the original rowhouses combined with the generally consistent approach to expanding them in the last half of the 20th century has resulted in a visually cohesive and distinct ensemble that is still able to convey its history as company-built workers' housing (Criterion C).

Eligibility for New Jersey and National Register: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Willow Terrace is significant as a cohesive late 19th century model workingmen's housing development and, despite a growing accumulation of alterations, is among the most sharply and clearly differentiated neighborhoods in Hoboken. The resources that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

contribute to the district include all surviving rowhouses and two intact stone block-paved streets built as part of the original 1885-1886 development. Much of the district's significance lies in the visual completeness of the entire ensemble and all surviving rowhouses -- even those with diminished integrity -- contribute to its effect as a distinguishable entity. While significant alterations often fail to convey a property's significance, even the more heavily-altered rowhouses of Willow Terrace still add to the character of the district due to their integrity of location, setting, and association.

The district also derives significance due to a direct and lengthy association with businesswoman, philanthropist, and civic leader Martha Bayard Stevens (1831-1899). As a result, Willow Terrace is also important for its ability to illustrate paternalistic efforts in housing reform, as well as the participation of women in social reform efforts in New Jersey during the last quarter of the 19th century. While women were more commonly associated with the settlement house movement during this period, Stevens' foray into the establishment of model working class housing represents a lesser-known aspect of women's participation in religious social reform during the late 19th century. Additional research into Martha Bayard Stevens' papers may reveal the precedents and influences for Willow Terrace both within the United States and abroad, as well as the fuller extent of the HL&IC's charitable work in Hoboken under her leadership.

Property Count: 0 Key Contributing 81 Contributing 1 Non-contributing

Narrative Boundary Description:

The district is bound by Clinton Street to the west, the rear property lines of Willow Court South parcels to the south, Willow Avenue to the east, and Seventh Street to the north. It comprises approximately 1.6 acres and encompasses all of the parcels historically associated with the Willow Terrace development as built in 1885-1886.

Date form completed: 2/1/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

CONTINUATION SHEET

Name: Willow Terrace Historic District

District Name: Willow Terrace Historic District

Property Count: Key Contributing: 0

Contributing: 81

Non Contributing: 1

Streetscape Inventory¹:

South Side of Seventh Street

97 Willow Court	Block 158.02	Lot 32	1885-1886	Contributing	ID #: 1045232927
99 Willow Court	Block 158.02	Lot 31	1885-1886	Contributing	ID #: -832400810
101 Willow Court	Block 158.02	Lot 30	1885-1886	Contributing	ID #: 759029193
103 Willow Court	Block 158.02	Lot 29	1885-1886	Contributing	ID #: 783540451
105 Willow Court	Block 158.02	Lot 28	1885-1886	Contributing	ID #: 73040810
107 Willow Court	Block 158.02	Lot 27	1885-1886	Contributing	ID #: 1682611437
109 Willow Court	Block 158.02	Lot 26	1885-1886	Contributing	ID #: -1664274404
111 Willow Court	Block 158.02	Lot 25	1885-1886	Contributing	ID #: 641950823
113 Willow Court	Block 158.02	Lot 24	1885-1886	Contributing	ID #: 1468738494
115 Willow Court	Block 158.02	Lot 23	1885-1886	Contributing	ID #: -621943343
117 Willow Court	Block 158.02	Lot 22	1885-1886	Contributing	ID #: 1016753936
119 Willow Court	Block 158.02	Lot 21	1885-1886	Contributing	ID #: -1870148693
121 Willow Court	Block 158.02	Lot 20	1885-1886	Contributing	ID #: 1426087570
123 Willow Court	Block 158.02	Lot 19	1885-1886	Contributing	ID #: -1379996988
125 Willow Court	Block 158.02	Lot 18	1885-1886	Contributing	ID #: -492496209
127 Willow Court	Block 158.02	Lot 17	1885-1886	Contributing	ID #: -95113178

North Side of Willow Court North

Willow Court North	--	--	1885-1886	Contributing	ID #: -327928062
34 Willow Court	Block 158.02	Lot 1	1885-1886	Contributing	ID #: -1836662898
36 Willow Court	Block 158.02	Lot 2	1885-1886	Contributing	ID #: -293905291
38 Willow Court	Block 158.02	Lot 3	1885-1886	Contributing	ID #: -613778968
40 Willow Court	Block 158.02	Lot 4	1885-1886	Contributing	ID #: 196237428
42 Willow Court	Block 158.02	Lot 5	1885-1886	Contributing	ID #: 584172645
44 Willow Court	Block 158.02	Lot 6	1885-1886	Contributing	ID #: 1972519874
46 Willow Court	Block 158.02	Lot 7	1885-1886	Contributing	ID #: -1172949733

¹ **Bold** indicates properties that retain a relatively high degree of integrity

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/1/2019

Surveyor: Emily Paulus Everett and Samuel Pickard (preparers); Samantha Kuntz

Organization: AECOM

CONTINUATION SHEET

Name: Willow Terrace Historic District

North Side of Willow Court North

48 Willow Court	Block 158.02	Lot 8	1885-1886	Contributing	ID #: -1453484096
50 Willow Court	Block 158.02	Lot 9	1885-1886	Contributing	ID #: 197799105
52 Willow Court	Block 158.02	Lot 10	1885-1886	Contributing	ID #: 1867071479
54 Willow Court	Block 158.02	Lot 11	1885-1886	Contributing	ID #: -904386452
56 Willow Court	Block 158.02	Lot 12	1885-1886	Contributing	ID #: 965747453
58 Willow Court	Block 158.02	Lot 13	1885-1886	Contributing	ID #: 738555002
60 Willow Court	Block 158.02	Lot 14	1885-1886	Contributing	ID #: -535095949
62 Willow Court	Block 158.02	Lot 15	1885-1886	Contributing	ID #: 398989112
64 Willow Court	Block 158.02	Lot 16	1885-1886	Contributing	ID #: -1459067687

South Side of Willow Court North

33 Willow Court	Block 158.01	Lot 17	2010	Non-contributing	ID #: 629769977
35 Willow Court	Block 158.01	Lot 18	1885-1886	Contributing	ID #: -911183930
37 Willow Court	Block 158.01	Lot 19	1885-1886	Contributing	ID #: -1947235889
39 Willow Court	Block 158.01	Lot 20	1885-1886	Contributing	ID #: -1102847851
41 Willow Court	Block 158.01	Lot 21	1885-1886	Contributing	ID #: 1777621042
43 Willow Court	Block 158.01	Lot 22	1885-1886	Contributing	ID #: -1179620149
45 Willow Court	Block 158.01	Lot 23	1885-1886	Contributing	ID #: -1585348176
47 Willow Court	Block 158.01	Lot 24	1885-1886	Contributing	ID #: -1169691663
49 Willow Court	Block 158.01	Lot 25	1885-1886	Contributing	ID #: 1675558750
51 Willow Court	Block 158.01	Lot 26	1885-1886	Contributing	ID #: 1763792775
53 Willow Court	Block 158.01	Lot 27	1885-1886	Contributing	ID #: -297816900
55 Willow Court	Block 158.01	Lot 28	1885-1886	Contributing	ID #: -1721613043
57 Willow Court	Block 158.01	Lot 29	1885-1886	Contributing	ID #: 42979658
59 Willow Court	Block 158.01	Lot 30	1885-1886	Contributing	ID #: -1975320440
61 Willow Court	Block 158.01	Lot 31	1885-1886	Contributing	ID #: -96385047
63 Willow Court	Block 158.01	Lot 32	1885-1886	Contributing	ID #: -782960138

North Side of Willow Court South

Willow Court South	--	--	1885-1886	Contributing	ID #: -1915159225
2 Willow Court	Block 158.01	Lot 16	1885-1886	Contributing	ID #: 664810968
4 Willow Court	Block 158.01	Lot 15	1885-1886	Contributing	ID #: -338922861
6 Willow Court	Block 158.01	Lot 14	1885-1886	Contributing	ID #: 1417058842
8 Willow Court	Block 158.01	Lot 13	1885-1886	Contributing	ID #: -984480995

Survey Name: Hoboken City Architectural Survey 2018 Date: 2/1/2019
 Surveyor: Emily Paulus Everett and Samuel Pickard (preparers); Samantha Kuntz
 Organization: AECOM

CONTINUATION SHEET

Name: Willow Terrace Historic District

North Side of Willow Court South

10 Willow Court	Block 158.01	Lot 12	1885-1886	Contributing	ID #: -1262961396
12 Willow Court	Block 158.01	Lot 11	1885-1886	Contributing	ID #: 1127525143
14 Willow Court	Block 158.01	Lot 10	1885-1886	Contributing	ID #: -616502482
16 Willow Court	Block 158.01	Lot 9	1885-1886	Contributing	ID #: 1708620513
18 Willow Court	Block 158.01	Lot 8	1885-1886	Contributing	ID #: -405138848
20 Willow Court	Block 158.01	Lot 7	1885-1886	Contributing	ID #: 1102241339
22 Willow Court	Block 158.01	Lot 6	1885-1886	Contributing	ID #: -1307089566
24 Willow Court	Block 158.01	Lot 5	1885-1886	Contributing	ID #: -1710157691
26 Willow Court	Block 158.01	Lot 4	1885-1886	Contributing	ID #: -2135586540
28 Willow Court	Block 158.01	Lot 3	1885-1886	Contributing	ID #: 164644355
30 Willow Court	Block 158.01	Lot 2	1885-1886	Contributing	ID #: 2007708516
32 Willow Court	Block 158.01	Lot 1	1885-1886	Contributing	ID #: 398473473

South Side of Willow Court South

1 Willow Court	Block 158	Lot 23	1885-1886	Contributing	ID #: 1233439909
3 Willow Court	Block 158	Lot 22	1885-1886	Contributing	ID #: -1972049484
5 Willow Court	Block 158	Lot 21	1885-1886	Contributing	ID #: 1404296031
7 Willow Court	Block 158	Lot 20	1885-1886	Contributing	ID #: 7606678
9 Willow Court	Block 158	Lot 19	1885-1886	Contributing	ID #: -580602072
11 Willow Court	Block 158	Lot 18	1885-1886	Contributing	ID #: -641164509
13 Willow Court	Block 158	Lot 17	1885-1886	Contributing	ID #: 1761005290
15 Willow Court	Block 158	Lot 16	1885-1886	Contributing	ID #: -592421587
17 Willow Court	Block 158	Lot 15	1885-1886	Contributing	ID #: 1975015772
19 Willow Court	Block 158	Lot 14	1885-1886	Contributing	ID #: 1152137895
21 Willow Court	Block 158	Lot 13	1885-1886	Contributing	ID #: 387547902
23 Willow Court	Block 158	Lot 12	1885-1886	Contributing	ID #: -8297967
25 Willow Court	Block 158	Lot 11	1885-1886	Contributing	ID #: 2103166032
27 Willow Court	Block 158	Lot 10	1885-1886	Contributing	ID #: -1186529813
29 Willow Court	Block 158	Lot 9	1885-1886	Contributing	ID #: 817216768
31 Willow Court	Block 158	Lot 8	1885-1886	Contributing	ID #: 811169627

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/1/2019

Surveyor: Emily Paulus Everett and Samuel Pickard (preparers); Samantha Kuntz

Organization: AECOM

CONTINUATION SHEET

Name: Willow Terrace Historic District

Photographs:



Photograph 1. View southwest of the south side of Willow Court South, from Willow Avenue. Note the surviving shared bracketed hoods at 3-5 Willow Court.



Photograph 2. View southeast of the south side of Willow Court South, from Clinton Street. Note 29 Willow Court, which stands as one of the best expressions of the original Willow Terrace rowhouses with its original window and door openings, roof, offset shared dormer, and bluestone threshold and sills.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/1/2019

Surveyor: Emily Paulus Everett and Samuel Pickard (preparers); Samantha Kuntz

Organization: AECOM

CONTINUATION SHEET

Name: Willow Terrace Historic District



Photograph 3. View north of the north side of Willow Court South, from Willow Avenue.



Photograph 4. View southwest of the south side of Willow Court North, from Willow Avenue.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/1/2019

Surveyor: Emily Paulus Everett and Samuel Pickard (preparers); Samantha Kuntz

Organization: AECOM

CONTINUATION SHEET

Name: Willow Terrace Historic District



Photograph 5. View northwest of the north side of Willow Court North.



Photograph 6. View east along Willow Court South, from Clinton Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/1/2019

Surveyor: Emily Paulus Everett and Samuel Pickard (preparers); Samantha Kuntz

Organization: AECOM

CONTINUATION SHEET

Name: Willow Terrace Historic District



Photograph 7. View east along Willow Court North, from Clinton Street.



Photograph 8. View east along Seventh Street, near its intersection with Clinton Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/1/2019

Surveyor: Emily Paulus Everett and Samuel Pickard (preparers); Samantha Kuntz

Organization: AECOM

CONTINUATION SHEET

Name: Willow Terrace Historic District



Photograph 9. View west along Seventh Street, near its intersection with Willow Avenue. Note the consistent rhythm of projecting vestibules along the streetscape and the ribbons of sawtooth brick above some of the second floor window openings.



Photograph 10. View east along Willow Court North, showing the non-contributing building at 33 Willow Court (constructed in 2010) in the foreground.

CONTINUATION SHEET

Name: Willow Terrace Historic District



Figure 1. Overall map.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/1/2019

Surveyor: Emily Paulus Everett and Samuel Pickard (preparers); Samantha Kuntz

Organization: AECOM

CONTINUATION SHEET

Name: Willow Terrace Historic District



Figures 2-3. Location Map (left) and Site Map (right), roughly demarcating the boundaries of the Willow Terrace Historic District.

HISTORIC DISTRICT REPORT

District ID: 1088598721

District Name: Washington Street Commercial Historic District

District Type: Commercial

DISTRICT LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:
HUDSON	Hoboken	Central Business and W	Newark

Period of Significance:

Date Range:	Source:
1855 to 1935	Historic maps; documentary evidence

Old HSI Number :
(for converted records only)

Physical Condition: Good
Remaining Historic Fabric: Medium

Registration and Status Dates:
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation: 8/15/2012
Other Designation:
Other Designation Date:

Description:

The Washington Street Commercial Historic District is a 15-block, mixed-use linear district that first developed in the early to mid-19th century and, since that time, has served as Hoboken's prime commercial corridor. It extends in a north-south direction through the National Register-eligible Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017) in the City of Hoboken, New Jersey (Figures 1-3) (Photograph 1). The dense, linear corridor is composed of 377 properties facing Washington Street. The Washington Street Commercial Historic District sits within the boundaries of the locally-designated Central Business and Washington Street Historic District (8/15/2012); however, this prospective Washington Street Historic District is focused on commercial character and development and, as such, is limited to properties fronting Washington Street.

The Washington Street Commercial Corridor is characterized as a vibrant streetscape of predominantly three to five-story, mixed-use and residential rowhouses flanking the two-way street (Photographs 2-4). Despite the corridor initially developing around the early to mid-19th century, the majority of the extant properties (323) were constructed in the period between 1855 and 1935. Though construction occurred throughout this 80-year period, it is largely concentrated in the late 19th century between 1880 and 1899, accounting for approximately 60% of the properties. These buildings overwhelmingly retain integrity at the upper levels with original openings and maintained cornices; however, the ground floor is often altered and/or fitted with modern entrances, disrupting the overall integrity of the façade. Common alterations throughout the district include replacement vinyl windows, with few surviving examples or original or early windows and replacement doors.

Stylistically, the properties along the Washington Street Commercial Corridor built between 1855 and 1935 – largely attached, rowhouse-style properties – demonstrate an overall diverse range of architectural styles, the most common of which is Italianate. Of the 323 properties constructed in that time period, a total of 121 (approximately 37%) exhibit an oft-restrained interpretation of the Italianate style characterized by flat lintels and sills, modest cornices, and brick cladding. Other common architectural styles that contribute to the historic character of the corridor include Renaissance Revival (≈ 21%), Neo-Grec (≈ 10%), Romanesque Revival (≈ 6%), and Italian Renaissance (≈ 6%). The remaining properties built between 1855 and 1935 reflect an assortment of styles, including Anglo Italianate, Art Deco, Beaux Arts, Classical Revival, Colonial Revival, Gothic Revival, Modernistic, Queen Anne, and Tudor (Figure 5).

The majority of properties along the streetscape, especially those concentrated in the southern portion of the corridor, are mixed-use buildings featuring ground-floor retail or office space. They are characterized by one-story storefronts complete with decorative, projecting cornices, wood paneling, ornamental columns or pilasters between display windows or entries, and separate entrances for the ground floor businesses and the upper floors – features that visually set ground-floor, public space apart from largely private spaces above (Photograph 5). The mixed-use buildings also tend to be the most altered, with few high-integrity original or early storefronts apparent. The majority of storefronts are amalgamations of original and modern materials, late 20th century infill, or prefabricated storefront system replacements made of stone, wood, or metal. Despite this, an important historic storefront typology along the Washington Street corridor is the cast iron storefront. Cast iron storefronts are found throughout the southern end of the corridor, including examples at 700 Washington Street (Property ID -1112979993), 230 Washington Street (Property ID 271336205),

113 Washington Street (-1254117207) and 131 Washington Street (-17697668). Many of these were fabricated by Mansfield & Fagan Architectural Iron Works (later Fagan Iron Works) and the manufacturing stamps remain visible at the base of many storefronts throughout the corridor (Photographs 6, 7). For many of these, only discrete cast iron elements – such as pilasters, cornices, and ornamental columns – survive.

While the mixed-use typology is the most common resource on the corridor, Washington Street is also home to exclusively residential rowhouses that contribute to the corridor due to their architectural character and unified height and setback. Residential rowhouses are most commonly found on the northern portion of the corridor and concentrated on the east side. Unlike the mixed-use properties, entirely residential Washington Street rowhouses lack the storefront applications on the first floor. Their entrances are also typically raised slightly and fronted by stoops, which further distinguish the single-use properties from their mixed-use counterparts. Often, these properties are contained in continuous use blocks of residential rowhouses and thus are not commonly found interspersed between the mixed-use properties. Examples include the east side of the 900 block of Washington Street (Photograph 8) and the east side of the 1100 block of Washington Street (Photograph 9). They are most likely to be found in clusters (i.e. groups of two or more buildings constructed by the same developer) and many may be attributed to notable figures in the city of Hoboken such as developer John C. Crevier and architect Charles Fall.

The Washington Street Commercial Historic District also includes several non-commercial or residential properties within its boundaries, many of which diverge from the standard mixed-use and/or attached rowhouse typology and serve as distinctive focal points along the corridor. Examples include schools, such as the former Academy of the Sacred Heart at 713-715 Washington Street (Property ID -1577929515); religious buildings, such as Trinity Episcopal Church and All Saints Episcopal Day School at 701-707 Washington Street (Property ID 941820678); social organizations, such as Elks Lodge No. 74 at 1007-1011 Washington Street (Property ID -2134378657); and municipal properties, such as the National Register-listed properties Engine Company #2 Firehouse at 1313 Washington Street (Property ID 216221522) and Hoboken City Hall at 86-98 Washington Street (Property ID 1407234350) (Photographs 10-14).

Despite the number of properties within the boundaries of the Washington Street Commercial Historic District constructed during the corridor's development heyday in the late 19th and early 20th centuries, 54 (approximately 14%) of the total 377 properties detract from the historic character of the streetscape and interrupt the cohesiveness of integrity and design along the corridor. Such properties represent a diverse collection of properties, including: vacant lots; buildings constructed outside of the identified 1855 to 1935 period of significance for construction; modern infill development constructed within the last 50 years; and low integrity properties built between 1855 and 1935 but whose character-defining features have been lost due to heavy modifications and alterations. Also included in this group are properties that intentionally designed with sensitivity to the historic context, but are not from the era that they express stylistically. One such example is the rowhouse at 133 Washington Street (Property ID -17697668). Though the building presents as a historic resource and appears nearly identical to the ca. 1880 Italianate-style contributing resource at 131 Washington Street (Property ID 930829895), 133 Washington Street was constructed on a vacant parcel around 2000 (Photographs 15, 16). The visual link to the corridor is maintained by the historic recreation, but lends a false historicism to the streetscape that does not authentically portray late 19th century historic fabric or workmanship.

Setting:

The Washington Street Commercial Historic District is located on the eastern side of the City of Hoboken, New Jersey, approximately two blocks from the banks of the Hudson River. The densely developed, urban corridor stretches nearly three miles in length and encompasses approximately 41.6 acres. Washington Street is a two-lane, multimodal roadway approximately 60 feet wide with parking on both sides of the street (parallel parking to the south between Observer Highway and Eighth Street and front-in, angled parking between Eighth and Fourteenth Streets). Blocks are defined by attached, predominately mixed-use rowhouses facing out toward Washington Street with an approximately 12 foot setback accented by a concrete sidewalk and street plantings at regular intervals. The overall mixed-use, commercial and residential character of the shopping thoroughfare is distinct within the City of Hoboken, as well as within the National Register-eligible Hoboken Historic District in which the Washington Street Commercial Historic District is based. Functioning as the present day, commercial spine of the city, the Washington Street Commercial Historic District is a perceptibly distinct component of the urban landscape not found elsewhere in the City of Hoboken.

References:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Gabrielan, Randall	"Hoboken History and Architecture at a Glance."?	2010	
Bachmann, John	Hoboken	1874	
Spielmann & Brush	Certified Copies of Original Maps of Hudson County, New Jersey, vol. 1	1882	
Hoboken Board of Trade	Hoboken Illustrated	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Heaney, John J.	The Bicentennial Comes To Hoboken	1976	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	

Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851
Shaw, William H.	History of Essex and Hudson Counties, New Jersey	1884
Douglass, L. F.	Topographical Map of Jersey City, Hoboken and the Adjacent Country	1841
Bachmann, John	Birds Eye View of Hoboken	1860
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909
Iarocci, Louisa	The Urban Department Store in America, 1850-1930	2014
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923
Longstreth, Richard	The American Department Store Transformed, 1920-1960	2010
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891
Jersey Journal	"Tenement House Plans Approved," July 27, 1925, 13.	1925
Evening Journal	"The Territory to the North of Us," March 2, 1874, 4.	1874
Ziegler-McPherson, Christina A.	Immigrants in Hoboken: One-Way Ticket, 1845-1985	2011
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873
Jersey Journal	"War To Close Hoboken Store," November 10, 1916, 3.	1916
Jersey Journal	"Fisher-Beer Signs Lease," July 21, 1932, 18.	1932
Evening Journal	"Polesie, Bankrupt, Files Schedule," April 24, 1914, 10.	1914
Evening Journal	"A Boom Has Struck the City of Hoboken," April 9, 1908, 7.	1908
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978
Newark Daily Advertiser	"The new Odd Fellows Hall...", June 23, 1854, 2.	1854
Jersey Journal	"Big Crowd at the Opening of the New Polesie Store," October 18, 1912, 13.	1912
Bachmann, John	Birds Eye View of Hoboken	1865
Clark, Geoffrey W.	An Interpretation of Hoboken's Population Trends, 1856-1970	1976
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932
Jersey Journal	"Housing Income Limits Set," [Jersey City and Bayonne edition] May 10, 1952, 1.	1952
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934
Hoboken Historical Museum	"Sepia-tone photo of the Public Service (Gas & Electric) building, 615 Washington St., Hoboken, April 29, 1926."	1926

Conversion Problem? Conversion Note:

Date form completed: 4/16/2019

ELIGIBILITY WORKSHEET - Historic Districts

District ID: 1088598721

History:

Present-day Washington Street in Hoboken is located on land acquired by Col. John Stevens in 1784 for use as a country estate. In about 1804, Stevens had a portion of his property surveyed by Charles Loss and divided into lots along a simple grid pattern which remains evident in the modern city. As laid out, the Hoboken was to have a 100-foot-wide, north-south thoroughfare named Washington Street. Streets running parallel with Washington were to vary in width from 20 to 80 feet, though those to the west of Washington (Bloomfield, Garden, and Meadow Streets) were to be uniformly 65 feet wide. Intersecting perpendicularly with Washington were to be eight 50-foot-wide streets (First through Eighth Street). At Washington's southern terminus, it was intersected by the Philadelphia Post Road, and north of Eighth Street it would continue as a turnpike to Albany. Four public squares were laid out in the plan, one of which, at the northwest corner of Washington Street and the Philadelphia Post Road, was to be the site of Hoboken's public market (Shaw 1884:1210; Spielman & Brush 1882:17-18; Heaney 1976; Ziegler-McPherson 2011:27).

Though lots were surveyed and offered for sale, development did not immediately take off. Into the mid-1830s, Hoboken was a relatively small resort community for New Yorkers, who were drawn to the gardens of the Steven estate to the north of the settlement. In 1834 it was noted that Hoboken was "built chiefly on one street [Washington Street]," and "contains about one hundred dwellings, three licensed taverns (and many unlicensed ones), four or five shops, and between six and seven hundred inhabitants (Ziegler-McPherson 2011:28). A temperance advocate was likely exaggerating somewhat when they claimed in 1843 that Hoboken had 79 houses but 59 rum shops. An 1841 map depicting Hoboken shows development along the 100 and 200 blocks of Washington, though empty lots are still depicted, becoming more common as one moves north. Beyond Third Street, development is scattered and inconsistent through to the lower 700 block of Washington. At this time, two hotels were prominently depicted on the west side of Washington Street, including the Napoleon Hotel at the northwest corner of Washington and First Streets. Though a main thoroughfare, Washington Street's character during this period was such that John Jacob Astor (then the richest man in the United States) chose to erect a vacation home at the southwest corner of Washington and Second Streets (Ziegler-McPherson 2011:28; Douglass 1841; Heaney 1976).

A map of Jersey City and Hoboken published ten years later shows greatly expanded development in what is now southeastern Hoboken, though empty lots were still common along many of the streets, including Washington. On the east side of Washington south of Newark, the Stevens family's Hoboken Land & Improvement Company (HL&IC) had erected their Washington Terrace residential block, giving the southern end of Washington Street a more established, residential character. Hoboken Township, comprising present-day Hoboken and Weehawken, was incorporated in 1849. Six years later, in March 1855, the City of Hoboken was incorporated, though the northeastern section of the modern city, including Castle Point the Elysian Fields, and Washington Street north of Tenth, was detached in 1859 and annexed to Weehawken (Clerk & Bacot 1851; Hopkins 1873:116-117; Shaw 1884:1210).

Washington Street as depicted on an 1856 map by Hufnagel & Hexamer was very obviously one of the most developed streets in Hoboken, and as such had begun to develop in a less residential manner than neighboring Hudson or Bloomfield Streets. The town hall was located on the southwest corner of Washington and First Streets at Market Square, across from the Napoleon Hotel. The Independent Order of Odd Fellows had recently erected their hall (Property ID 197221314) on the west side of Washington between Fourth and Fifth Streets and at least two churches—First Baptist (later First Presbyterian) at the southwest corner of Washington and Third and Trinity Episcopal (Property ID 941820678) at the northeast corner of Washington and Seventh—had been erected on the thoroughfare by this time. Notably, Washington Street was still home to multiple coal and lumber yards as well as some light industry such as a soap factory above Sixth Street (Newark Daily Advertiser 1854; Hufnagel and Hexamer 1881; Heaney 1976).

Washington Street as depicted in John Bachmann's 1860 and 1865 bird's eye views of Hoboken, was increasingly lined with blocks of flat-roofed, three-to-four story buildings, many of which (such as those on the present 300 and 500 blocks) featured storefronts on their ground level. Despite this, the west side of Washington below Newark was still home to a large HL&IC lumberyard. By the time the latter illustration was published, Washington Street was largely developed through its intersection with Seventh Street, and north of that featured scattered development as the street veered west and transitioned into the Bergen Turnpike to Hackensack. The 1865 bird's eye depicts tracks for a horsecar line, indicating Washington Street's continued role as an important transportation route between downtown Hoboken and points north (Bachmann 1860; Bachmann 1865).

In early 1874, Castle Point and the Elysian Fields were joined to Hoboken. According to an atlas of Hudson County published by G. M. Hopkins in 1873, these areas and Washington Street above Eighth Street were almost entirely undeveloped. Washington Street was not even opened above Eleventh, with the horsecar line turning west before continuing north along Willow Street on its way to Weehawken. Another bird's eye view illustrated by John Bachmann, and published in 1874, depicts slightly more development north of Eighth Street, though it is not known how much of this is due to artistic license on Bachmann's part (G. M. Hopkins 1873:109, 116-117; Evening Journal 1874a; Bachmann 1874; Shaw 1884:1210). It can be said that before the 1874 annexation, little development occurred along Washington north of Eighth Street, though the same was not true of streets to the west of Washington, where the city

limits extended further north. Despite its depiction in the 1873 atlas, this northern reach of Washington may have been little more than a paper street, with the Bergen Turnpike north of Eighth Street bucking the grid and precluding development. The transitional nature of this area can perhaps be seen in the 700 block of Washington, the west side of which was originally developed as a primarily residential block with relatively few storefronts when compared with lower stretches of Washington Street. As such, it is perhaps more closely linked with the contemporaneous residential blocks located to the west along Bloomfield and Garden Streets. The eastern side of the block developed slower, and included a number of institutional and religious structures such as the Academy of the Sacred Heart (Property ID -1577929515), First Methodist Church (Property ID 1382098802), and the aforementioned Trinity Episcopal Church (G. M. Hopkins 1873:117; Sanborn-Perris Map Co. 1891:sheet 9).

After the annexation of the Elysian Fields, Hoboken's northeastern section rapidly urbanized. An 1881 bird's eye view of the city depicts the west side of the 800 and 900 blocks of Washington as almost completely developed. The absence of structures on the east side of Washington Street points to these as a continuation of the trend seen in the 700 block, where development along the west side of Washington was likely a continuation of the residential development patterns occurring to on the blocks to the west. In the fire insurance atlas published by the Sanborn-Perris Map Co. in 1891, many of these buildings along the west side of Washington Street were noted as purely residential structures. By that time, development had extended north along Washington past 11th Street, though empty lots were not uncommon. The majority of these structures were residential, though all buildings depicted on the west side of Washington north of 11th Street (1102-1106, 1110-1120, 1230-1234, and 1308-1318 Washington Street) were mixed-use in nature (O. H. Bailey & Co. 1881; Sanborn-Perris Map Co. 1891: sheets 7-11).

While the northern end of Washington Street was undergoing development during this era, the older southern end was not immune to change. A new City Hall (Property ID 1407234350; NR ID 76001156) designed by Hoboken resident Francis G. Himpler was erected in 1883 on the site of Market Square between Newark and First Streets. Additionally, during the 1880s, a row of five-story brick flats (60-72 Washington Street) was erected on the west side of Washington below Newark. These were flanked to the south by mixed-use structures (such as 58 Washington Street, Property ID -964624375) and to the north by the offices of the Hudson County Journal (Property ID 1513495120) and the Hoboken Bank for Savings (Property ID 1748232146). Despite these changes, this lower end of Washington Street also retained the character it had developed in prior decades. The street was still lined with a collection of stylistically eclectic brick and frame mixed-use structures of varied height. The street front was interspersed with stables, and while the coal yards appear to have been developed, at least one lumber shed remained on the east side of Washington above Sixth Street (O. H. Bailey & Co. 1881; Sanborn-Perris Map Co. 1891:7-9; Gabrielan 2010:58).

During the 1890s, mixed-use and purely residential apartment flats continued to be built by the HL&IC along Washington above 11th, continuing the trend begun in the 1880s. The El Dorado apartments (Property ID -236033711; NR ID 87000350), located on the northwest corner of Washington and 12th are typical of the mixed-use apartments in this section. While some flats were built along Washington north of Ninth, these were for the most part purely residential structures and smaller in size and massing than the structures north of 11th Street. Atypical, but notable, are the Elysian Apartments (Property ID -530786940) more commonly known as the "Yellow Flats," which were built by the HL&IC in the late 1890s after the previous apartments were destroyed by fire (Gabrielan 2010:83, 85; Hughes & Bailey 1904; G. M. Hopkins Co. 1909: plate 7).

It was also during this era that changing national trends in commerce began to make their presence felt in Hoboken. The Geismar-Meyer Co. Department Store and Max Polesie's Up-Town Department Store were both founded in Hoboken during this era. The modern department store began to emerge in the United States during the 1870s from the dry goods business. While dry goods emporiums and bazaars became common in American cities during the late 19th century, it was the increasing acceptance of ready-made clothing as a quality product that enabled the rise of true department stores. Able to offer a complete consumer product, these stores expanded the variety of dry goods offered before branching out into other product lines, including furnishings and household goods. While both Geismar-Meyer and Polesie's were originally located in preexisting structures (Property ID -1145150788 and 424470497/ 191779680, respectively), each company soon erected a purpose-built modern department store—Geismar-Meyer at 222 Washington (Property ID -2038151842) in 1908 and Polesie's at 1018 Washington (Property ID -1065715348) in 1912 (Jersey Journal 1908d; Hoboken Board of Trade 1909:11, 19; Jersey Journal 1912a; Longstreth 2010:22-23; Iarocci 2014:57, 77-78, 111).

While some clubs and organizations such as the Benevolent and Protective Order of the Elks (Property ID 234102910) and the Quartette Club erected new club buildings along this northern stretch of Washington Street, these were not the norm. Even the prominent Columbia Club chose to build its clubhouse (Property ID 234102910) one block west of Washington at Bloomfield and 11th Streets. Houses of worship and purpose-built banks are conspicuously absent along Washington north of Eighth Street. While neither is a particularly common building typology overall in this area of Hoboken, historic examples of both (Property IDs 949788311, 1821251501) are present (G. M. Hopkins Co. 1909: plates 4-7; Gabrielan 2010:88).

By the beginning of World War I in 1914, Washington Street was largely developed. Hoboken had seen a construction boom around the turn of the 20th century, with 6,570 housing units built during the 1890s and 3,015 more in the 1900s. The number of new units dramatically declined in the 1910s however, with only 498 built over the course of the whole decade. The atlas of Hudson County published by G. M. Hopkins Co. in 1909 depicts few empty lots on Washington Street, with notable exceptions being those at 615, 829, 1127-29, and 1301-11 Washington. Southern Washington Street, though largely-built up, did see some replacement structures erected during the late 19th and early 20th century, such as the five-story building constructed at 200 Washington Street (Property ID 1920532244) (G. M. Hopkins Co. 1909: plates 1-2, 4-5, 7; Ziegler-McPherson 2011:86).

The localized economic recession caused by the lack of trans-Atlantic ship traffic during World War I helped drive the Geismar-Meyer Co. Department Store out of business in late 1916 (Polesie's had gone bankrupt in 1914), but it's likely that the store would have been affected by wider changes in the retail world had it survived. Chain variety stores such as those operated by F. W. Woolworth Company flourished during this era. Between 1914 and 1930 the volume of business done by these stores increased around 1500 percent and the number of stores increased by 800 percent. Hoboken saw its share of chain stores arrive, including Woolworth's at 202-206 Washington (Property IDs 788791871, 987824118), S. S. Kresge at 226-228 Washington (Property ID 2098374023), and W. T. Grant Co. at 412-14 Washington (Property ID 197221314). In addition to national variety store chains, Hoboken was also home to a branch of the Hudson County-based Fisher-Beer Company (308-310 Washington, Property ID -1133602187), which after being acquired by the national F. & W. Grand Stores in the 1920s, reemerged as an independent local chain in 1932 once Grand went into receivership (Jersey Journal 1914b; Jersey Journal 1916a; G.M. Hopkins Co. 1923:plates 1-2, 4-5, 7; G. M. Hopkins Co. 1934:plates 1, 3, 5, 7; Jersey Journal 1932; Longstreth 2010:9-10).

By the mid-1930s, the Washington Street corridor had largely achieved its present form. Buildings erected in the 1920s and early 1930s include the PSE&G Building at 613-15 Washington (Property ID 1890455389), the Masonic Hall at 829 Washington (Property ID 1652374595), and the YMCA building (Property ID -1524228043) on the northeast corner of Washington and 13th. Some demolitions and redevelopment occurred during this time as well, with some of the Washington Terrace houses at Washington and Newark Streets demolished for the construction of the Fabian Theatre, and mixed-use buildings at the northeast corner of Washington and First demolished for the new Hudson Savings Bank Building (Property ID 1706921328). In the midtown and uptown sections, a four-story apartment building was constructed at 625 Washington Street (Property ID -831498029) and the Marlboro-Strand apartments (Property ID -710522715) were erected on the site of the Quartette Club building (later the Gayety Theatre) (G. M. Hopkins Co. 1923:1-2, 4-5, 7; Jersey Journal 1925a; Hoboken Historical Museum 1926; Sanborn Map Co. 1932:sheets 15-21; G. M. Hopkins 1934:1, 3, 5, 7).

The above mentioned buildings were generally exceptions to a trend. Hoboken's population, which had fallen from a high of 70,324 in 1910 to 68,166 in 1920, continued to drop in the 1920s and 1930s until it hit 50,115 in 1940. Likewise, the number of new housing units built in the city continued to decline. Only 325 were built during the 1920s, and a mere 78 were erected in the two-decade stretch from 1930-1949. While several hundred units would be built in the 1950s, most of these were contained in high-rise housing projects in the west of the city. Likewise, the slight population increase recorded in 1950 gave way to continued losses over the ensuing two decades. Thus, while renovations and the occasional infill structures were erected after about 1935, the Washington Street Commercial Corridor had completed its historical development (Jersey Journal 1952; Clark 1976a:48; Ziegler-McPherson 2011:86).

Statement of Significance:

The Washington Street Commercial Historic District is not recommended eligible for listing on the New Jersey or National Registers of Historic Places. The 378 properties that comprise the corridor were considered under a defined period of significance from 1855 to 1935 (during which time the vast majority of extant properties were constructed), leading to an assessment of 314 contributing, 9 key contributing, and 55 non-contributing properties within the boundaries of the potential historic district. These resources, collectively evaluated as a distinct district, were assessed for significance under Criterion A for association with commercial and social history as it pertains to broad patterns of local or regional history. Background research and field investigation show that despite Washington Street's connection to 19th century and early 20th century commercial heritage for the City of Hoboken, extensive alterations – particularly at street level – for the majority of extant properties on Washington Street have diminished integrity of the streetscape as a whole. As such, the properties no longer convey the era of development from which they originated, which complicates interpretation of the commercial and social history by use of the properties alone.

The Washington Street Commercial Historic District was also evaluated under Criterion C for distinctive architectural characteristics. Many of the properties located within the boundaries of the district retain some degree of architectural integrity, largely contained within the upper-level and residential use components of the buildings. However, these buildings do not collectively embody a cohesive architectural style or a collection of styles. They instead reflect diverse application of styles including Anglo Italianate; Art Deco; Beaux Arts; Classical Revival; Colonial Revival; Gothic Revival; Italian Renaissance; Italianate; Modernistic; Neo-Grec; Queen Anne; Renaissance Revival; Romanesque Revival; Second Empire; Tudor; and vernacular. Due to haphazard alterations to character-defining features at the ground floor (such as commercial entrances, display windows, signboards, bulkheads, and cornices), very few of the properties individually embody the full expression of their intended architectural style. Therefore, the properties are unsuccessful at expressing the architectural significance of the corridor, collectively and individually.

Though the corridor is not, alone, recommended to individual listed as a historic district on the New Jersey or National Registers of the Historic Places, many of the properties contained within are significant to the National Register-eligible Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017). Recommendations made for the Washington Street Commercial Historic District are not intended to affect the standings or future recommendations of contributing, key contributing, and non-contributing properties for the Hoboken Historic District.

Eligibility for New Jersey and National Register: Yes No

National Register Criteria:
A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Washington Street Commercial Historic District is a significant aspect of the National Register-eligible Hoboken Historic District, providing a unique sense of character that contributes to our understanding of the evolution of the City of Hoboken between 1838 and 1967. However, on its own, the commercial corridor lacks a cohesive sense of architectural or historical identity to qualify for listing as an independent historic district on the National or New Jersey Registers of Historic Places. Historically, the corridor developed gradually and did not truly demonstrate distinct phases of development that can be seen and interpreted along the streetscape today. The one definable historic development impetus – the Hoboken Land and Improvement Company’s sale of the land along the northern portion of Washington Street and subsequent development north of Eleventh Street in the 1890s – cannot be interpreted in the current inventory of resources in the 21st century. Had the development been part of a larger vision, a planned development, or a more cohesive aesthetic, perhaps it would be conveyed by resources today; however, the organic development does not speak to broad patterns or associations of Hoboken’s development. Furthermore, the streetscape has lost a number of significant typologies such as theaters and social halls that historically contributed to the diversity of the corridor and gave more balance to the dichotomy of the extant mixed-use properties and the exclusively residential properties.

While it retains certain aspects of integrity, including integrity of location, setting, and even design, widespread modifications to the resources contained within the district boundaries have led to the loss of integrity of workmanship, feeling, and association. As such, the Washington Street Commercial Historic District is not recommended individually eligible for listing on the National or State Registers.

It is important to note that future research may uncover examples of post-1935 storefront improvements and additions that augment the significance of the district. Though this avenue of research was outside of the scope of survey efforts in 2018, there are opportunities for more in depth research to explore this aspect of the district's heritage.

Property Count: 9 Key Contributing 314 Contributing 55 Non-contributing

Narrative Boundary Description:

The Washington Street Historic District extends in a linear, north-south direction along Washington Street between Observer Highway to the south and to Fourteenth Street to the north. It comprises approximately 41.6 acres and encompasses all parcels flanking Washington Street on the east and west sides with properties that front the commercial corridor.

Date form completed: 4/16/2019



CONTINUATION SHEET

Name: Washington Street Historic District

District Name: Washington Street Historic District
 Period of Significance: 1855-1935
 Property Count: Key Contributing: 9
 Contributing: 314
 Non Contributing: 54

Streetscape Inventory:

East Side of Washington Street

59 Washington Street	210	7.01	ca. 1970	Not Contributing	-1230890264	No Style
59 Washington Street	210	13	ca. 1970	Not Contributing	243770851	No Style
89-91 Washington Street	211	1.02	ca. 1865	Contributing	-1200493330	Italianate
93 Washington Street	211	2	ca. 1865	Contributing	-597394985	Italianate
95 Washington Street	211	3	ca. 1870	Contributing	-2048879412	Italianate
97 Washington Street	211	4	ca. 1860	Contributing	-2060881955	Italianate
99 Washington Street	211	5.01	ca. 1860	Contributing	151599066	Italianate
101-105 Washington Street	212	1	1929	Contributing	1706921328	Beaux Arts
107-09 Washington Street	212	2	[n/a]	Not Contributing	788377795	[n/a]
113 Washington Street/112 Court Street	212	4	ca. 1880	Contributing	-785955768	Renaissance Revival
115 Washington Street	212	5	ca. 1880	Contributing	-1254117207	Renaissance Revival
117 Washington Street	212	6	ca. 1970	Not Contributing	-1305877578	Colonial Revival

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019
 Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
 Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

East Side of Washington Street

119 Washington Street	212	7	ca. 1970	Not Contributing	-747468033	Colonial Revival
121 Washington Street	212	8	ca. 1880	Contributing	415467732	Italianate
123 Washington Street	212	9	ca. 1880	Contributing	407733573	Renaissance Revival
125 Washington Street	212	10	ca. 1890	Contributing	-1550030046	Italianate
127 Washington Street	212	11	ca. 1870	Contributing	1533312177	Italianate
129 Washington Street	212	12	ca. 1870	Contributing	-806293218	Italianate
131 Washington Street	212	13	ca. 1880	Contributing	930829895	Italianate
133 Washington Street	212	14	ca. 2000	Not Contributing	-17697668	Non-Historic Construction
135 Washington Street	212	15	ca. 1900	Contributing	-449879603	Renaissance Revival
61 Second Street	212	15	ca. 1895	Not Contributing	1155137508	Romanesque Revival
111 Washington Street	212	3	n/a	Not Contributing	225599242	[n/a]
203 Washington Street	213	1	ca. 1870	Contributing	1896931372	Italianate
205 Washington Street	213	3	ca. 1860	Contributing	320921967	No Style
207 Washington Street	213	4	ca. 1870	Contributing	1477532292	Neo-Grec
209-211 Washington Street	213	5	ca. 1889	Contributing	526352693	Neo-Grec
213 Washington Street	213	6	ca. 1860	Contributing	1444893778	No Style
215-217 Washington	213	7.01	ca. 1860	Contributing	1136885355	Italianate

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

East Side of Washington Street

Street						
219 Washington Street	213	7.02	ca. 1860	Contributing	1353800400	Italianate
221-223 Washington Street	213	8	ca. 1880; 1905	Contributing	717477521	Italianate; Renaissance Revival
225 Washington Street	213	10	ca. 1900	Contributing	945745853	Romanesque Revival; Vernacular
227-229 Washington Street	213	11	ca. 1807; 1892	Contributing	844362298	Romanesque Revival
231 Washington Street	213	13	ca. 1870	Not Contributing	820097075	No Style
233 Washington Street	213	14.01	ca. 1870	Contributing	-1447441672	Anglo Italianate
235 Washington Street	213	15.01	ca. 1870	Contributing	-1476166247	Italianate
237 Washington Street	213	16.01	ca. 1870	Contributing	-726365722	Italianate
301-11 Washington Street	214	1.01	1972	Not Contributing	-1025768018	Modernistic
313-315 Washington Street	214	6	ca. 1890	Contributing	1783306132	Renaissance Revival
317 Washington Street	214	7	ca. 1880	Contributing	660741381	Renaissance Revival
319 Washington Street	214	8	2017	Not Contributing	-91121694	Non-Historic Construction
321 Washington Street	214	9	ca. 1890	Contributing	-393429317	Renaissance Revival
323 Washington Street	214	10	ca. 1870	Contributing	1934054295	Italianate

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

East Side of Washington Street

325 Washington Street	214	11	ca. 1870	Contributing	-1956422772	Italianate
329 Washington Street	214	13	ca. 1870	Contributing	-340336739	Italianate
333 Washington Street	214	15	ca. 1870	Contributing	1380736154	Italianate
335 Washington Street	214	16	ca. 1870	Contributing	-1222728941	Italianate
337 Washington Street	214	17	ca. 1880	Contributing	1554365528	Renaissance Revival
401-403 Washington Street	215	1	ca. 2000	Not Contributing	-1680242464	Non-Historic Construction
405 Washington Street / 404 Court Street	215	3	ca. 1870	Contributing	799620989	Italianate
407 Washington Street	215	4	ca. 1870	Contributing	-1643481350	Italianate
409 Washington Street	215	5	ca. 1870	Contributing	-1959033357	Italianate
411 Washington Street	215	6	ca. 1870	Contributing	-242295368	Italianate
413 Washington Street	215	7	ca. 1870	Contributing	-1487910567	Italianate
415 Washington Street	215	8	ca. 1890	Contributing	-465380698	Italianate
417 Washington Street	215	9	ca. 1890	Contributing	464622383	Italianate
419 Washington Street	215	10.01	ca. 1890	Contributing	-1372172447	Italianate
421 Washington Street	215	11.01	ca. 1890	Contributing	505223694	Italianate
423 Washington Street	215	11.02	ca. 1890	Contributing	772155511	Italianate
425 Washington Street	215	11.03	ca. 1870	Contributing	-1439693076	Italianate

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

East Side of Washington Street

501 Washington Street	216	1	ca. 1880	Contributing	61769973	Italianate
503 Washington Street	216	2.02	ca. 1890	Contributing	1307435593	Italianate
505 Washington Street	216	3	ca. 1870	Contributing	1365138646	Italianate
507 Washington Street	216	5.01	ca. 1880	Contributing	-1669425761	Italianate
509 Washington Street	216	6.01	ca. 1870	Contributing	-915593484	Italianate
511 Washington Street	216	7	ca. 1870	Contributing	1915687141	Italianate
513 Washington Street	216	8	ca. 1880	Contributing	-608979390	Italianate
515 Washington Street	216	9	ca. 1870	Contributing	-623487589	Italianate
517 Washington Street	216	10.01	ca. 1870	Contributing	-1459998446	Italianate
519 Washington Street	216	11.01	ca. 1870	Contributing	-426718165	Italianate
521 Washington Street	216	12	ca. 2000	Not Contributing	312640912	Non-Historic Construction
523 Washington Street	216	13	ca. 1870	Contributing	-560932271	Italianate
525 Washington Street	216	14	ca. 1870	Contributing	47916606	Italianate
527 Washington Street/526 Court Street	216	15	ca. 1870	Contributing	1046572263	Italianate
529 Washington Street	216	16	ca. 1870	Contributing	1974972060	Italianate
531 Washington Street	216	17	ca. 1870	Contributing	1395251565	Vernacular
533 Washington Street	216	18.01	ca. 1870	Contributing	838018602	No Style

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

East Side of Washington Street

535 Washington Street	216	19.03	ca. 1870	Contributing	-714219416	Italianate
537 Washington Street	216	19.02	ca. 1870	Contributing	1955033443	Italianate
601-607 Washington Street	217	1	ca. 1980	Not Contributing	1903771969	Non-Historic Construction
609-11 Washington Street	217	3	1920	Not Contributing	1859052108	No Style
613-15 Washington Street	217	4	ca. 1925	Contributing	1890455389	Classical Revival
617-23 Washington Street	217	5	1973	Not Contributing	-156876454	Post-Modern
625 Washington Street	217	7	ca. 1925	Contributing	-831498029	Art Deco
627 Washington Street	217	8	ca. 1885	Contributing	-1890767080	Italianate; Renaissance Revival
629 Washington Street	217	9	ca. 1885	Contributing	-689907911	Italian Renaissance
631-33 Washington Street	217	10	ca. 1865; 1920	Contributing	-1372529042	Italianate; Classical Revival
635 Washington Street	217	11.01	ca. 1865	Contributing	2079190359	Italianate
701-707 Washington Street	218	1	1882	Contributing	941820678	Gothic Revival
709 Washington Street	218	3	ca. 1865	Contributing	-1230749532	Italianate
713 Washington Street	218	4	1877	Contributing	2009647724	Neo-Grec
715 Washington Street	218	5.01	1875	Contributing	-1577929515	Gothic Revival

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019
 Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
 Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

East Side of Washington Street

719-721 Washington Street	218	5	1869-1872	Contributing	1382098802	Gothic Revival
723 Washington Street	218	6	ca. 1865	Contributing	-419144949	Italianate
725 Washington Street	218	7	ca. 1885	Contributing	1364189936	Neo-Grec
727 Washington Street	218	8	ca. 1885	Contributing	485393457	Neo-Grec
729 Washington Street	218	9	ca. 1885	Contributing	938558110	Neo-Grec
731 Washington Street	218	10	ca. 1885	Contributing	2106610703	Neo-Grec
801 Washington Street	219	1	ca. 1885	Contributing	-1463637561	Romanesque Revival
803 Washington Street	219	2	ca. 1885	Contributing	1661478953	Romanesque Revival
805 Washington Street	219	3	ca. 1885	Contributing	-1052547500	Romanesque Revival
807 Washington Street	219	4	ca. 1895	Contributing	2009625797	Renaissance Revival
809-811 Washington Street	219	5	ca. 1892	Contributing	1063617698	Renaissance Revival
813 Washington Street	219	7	ca. 1895	Contributing	-662578053	Renaissance Revival
815 Washington Street	219	8	ca. 1895	Contributing	-1297464416	Renaissance Revival
817 Washington Street	219	9	ca. 1890	Contributing	682599201	Renaissance Revival
819 Washington Street	219	10.01	ca. 1890	Contributing	1568711164	Renaissance Revival
821 Washington Street	219	10.02	ca. 1890	Contributing	-1809522355	Renaissance Revival
823 Washington Street	219	10.03	ca. 1890	Contributing	-1087977334	Neo-Grec

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019
 Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
 Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

East Side of Washington Street

825-827 Washington Street	219	10.04	ca. 1896	Contributing	437246958	Renaissance Revival
829 Washington Street	219	11	ca. 1930; 1995	Not Contributing	1652374595	Classical Revival; Non-Historic Construction
901 Washington Street	220	1	ca. 1890	Contributing	-693153074	Romanesque Revival
903 Washington Street	220	2	ca. 1890	Contributing	2118078645	Renaissance Revival
905 Washington Street	220	3	ca. 1890	Contributing	-1737106965	Romanesque Revival
907 Washington Street	220	4	ca. 1890	Contributing	-767528880	Italianate
909 Washington Street	220	5	ca. 1890	Contributing	1580965393	Italianate
911 Washington Street	220	6	ca. 1890	Contributing	264113918	Italianate
913 Washington Street	220	7	ca. 1890	Contributing	-815737177	Italianate
915 Washington Street	220	8	ca. 1890	Contributing	463455580	Renaissance Revival
917 Washington Street	220	9	ca. 1890	Contributing	-244950739	Renaissance Revival
919 Washington Street	220	10	ca. 1890	Contributing	1857462839	Renaissance Revival
921 Washington Street	220	11	ca. 1890	Contributing	1184361900	Neo-Grec
923 Washington Street	220	12	ca. 1890	Contributing	-146976963	Neo-Grec
925 Washington Street	220	13	ca. 1890	Contributing	-382223430	Neo-Grec
927 Washington Street	220	14	ca. 1890	Contributing	-571139149	Renaissance Revival

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019


Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

East Side of Washington Street

929 Washington Street	220	15	ca. 1890	Contributing	-390549384	Renaissance Revival
931 Washington Street	220	16	ca. 1890	Contributing	-1660758759	Romanesque Revival
933 Washington Street	220	17	ca. 1890	Contributing	-1372329114	Renaissance Revival
935 Washington Street	220	18	ca. 1890	Contributing	-1608645393	Renaissance Revival
937 Washington Street	220	19	ca. 1890	Contributing	-294283260	Renaissance Revival
939 Washington Street	220	20	ca. 1900	Contributing	2011418066	Neo-Grec
72 Tenth Street / 1001 Washington Street	221	1	ca. 1898	Contributing	-2134378657	Renaissance Revival
1007-1011 Washington Street	221	2.01	1906	Key Contributing	-710522715 	Beaux Arts
1013-19 Washington Street	221	3	ca. 1890	Contributing	-1547762942	Tudor
1021 Washington Street	221	4	ca. 1890	Contributing	-1681435813	Renaissance Revival
1023 Washington Street	221	5	ca. 1890	Contributing	-961713920	Renaissance Revival
1025 Washington Street	221	6	ca. 1890	Not Contributing	-120490751	No Style
1027 Washington Street	221	7	ca. 1890	Not Contributing	-416254162	No Style
1029 Washington Street	221	8	ca. 1890	Contributing	-1810348265	Renaissance Revival
1031 Washington Street	221	9	ca. 1890	Contributing	1105131299	Renaissance Revival
1033 Washington Street	221	10	ca. 1890	Contributing	1073406760	Italian Renaissance

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019
 Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors); Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

East Side of Washington Street

1035 Washington Street	221	11	ca. 1890	Contributing	-1456480759	Italian Renaissance
1037 Washington Street	221	12.01	ca. 1890	Contributing	-735699562	Renaissance Revival
1039 Washington Street	221	13	ca. 1890	Contributing	-1923343638	Renaissance Revival
1103 Washington Street	243	1	ca. 1890	Contributing	1437179426	Neo-Grec
1105 Washington Street	243	3	ca. 1890	Contributing	1089897786	Neo-Grec
1107 Washington Street	243	5	ca. 1890	Contributing	-1819834573	Neo-Grec
1109 Washington Street	243	6	ca. 1890	Contributing	-1073048072	Neo-Grec
1111 Washington Street	243	7	ca. 1890	Contributing	-359060327	Neo-Grec
1113 Washington Street	243	8	ca. 1890	Contributing	-1002550042	Neo-Grec
1115 Washington Street	243	9	ca. 1890	Contributing	-1282791313	Neo-Grec
1117 Washington Street	243	10	ca. 1890	Contributing	-782018565	Neo-Grec
1119 Washington Street	243	11	ca. 1890	Contributing	1732376864	Neo-Grec
1121 Washington Street	243	12	ca. 1890	Contributing	342592161	Neo-Grec
1123 Washington Street	243	13	ca. 1890	Contributing	2025063502	Renaissance Revival
1125 Washington Street	243	14	ca. 1890	Contributing	16962999	Renaissance Revival
1127-29 Washington Street	243	15	ca. 1890	Contributing	-733873364	Renaissance Revival
1131 Washington Street	243	16	ca. 1900	Contributing	-2042450243	Neo-Grec

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

East Side of Washington Street

1201-1221 Washington Street	244	4.01	ca. 1898	Key Contributing	-530786940	Renaissance Revival
1301-1311 Washington Street	245	1	ca. 1928	Key Contributing	-1524228043	Colonial Revival
1313 Washington Street	245	2	ca. 1890	Key Contributing	216221522	Romanesque Revival
1315 Washington Street	245	3.01	ca. 1900	Contributing	814167403	Neo-Grec
1319 Washington Street	245	4	ca. 1885	Contributing	-2055043632	Italianate
1321 Washington Street	245	5	ca. 1885	Contributing	539649425	Italianate

West Side of Washington Street

58 Washington Street	198	22	ca. 1885	Contributing	-964624375	Renaissance Revival
60 Washington Street	198	21	ca. 1895	Contributing	370658600	Neo-Grec
62 Washington Street	198	20	ca. 1895	Contributing	2078001443	Neo-Grec
66 Washington Street	198	18	ca. 1895	Contributing	1205033773	Neo-Grec
68 Washington Street	198	17	ca. 1895	Contributing	-1315696804	Neo-Grec
70 Washington Street	198	16	ca. 1980	Not Contributing	-812742489	No Style
72 Washington Street	198	15	ca. 1895	Contributing	-1407989506	Neo-Grec
74-76 Washington Street	198	14.01	ca. 1890	Contributing	2066120721	Romanesque Revival
80 Washington Street	198	13.01	ca. 1900	Contributing	1513495120	Renaissance Revival

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

82-84 Washington Street	198	12	ca. 1890	Contributing	1306946539	Renaissance Revival
86-98 Washington Street	199	1	1883	Key Contributing	1407234350	Second Empire; Beaux Arts
64 Washington Street	198	19	ca. 1895	Contributing	-892414032	Neo-Grec
100 Washington Street	200	34	ca. 1870	Contributing	-1888560437	Anglo Italianate
106 Washington Street	200	32	ca. 1870	Contributing	-2047918542	Italianate
108 Washington Street	200	31	ca. 1865	Contributing	888151701	Italianate
110 Washington Street	200	30	ca. 1900	Contributing	1513957732	Renaissance Revival
114 Washington Street	200	28	ca. 1900	Contributing	-184093242	Renaissance Revival
116 Washington Street	200	27	ca. 1850	Not Contributing	484697337	No Style
118 Washington Street	200	26	ca. 1860	Contributing	1133300696	Italianate
120-122 Washington Street	200	25	ca. 1865	Contributing	-9494381	Italianate
124-126 Washington Street	200	24	ca. 1865	Contributing	785301530	Italianate
128 Washington Street	200	23	ca. 1870	Contributing	-648511203	Italianate; Classical Revival
130 Washington Street	200	21.02	ca. 1905	Contributing	-2094106345	Classical Revival
132-134 Washington Street	200	22	ca. 1900	Contributing	-491392244	Renaissance Revival
200 Washington Street	201	28	ca. 1900	Contributing	1920532244	Italianate

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019
 Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
 Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

202 Washington Street	201	27	ca. 1905	Contributing	788791871	Renaissance Revival
204-206 Washington Street	201	26	ca. 1920	Not Contributing	987824118	Commerical; Vernacular
208-212 Washington Street	201	25	ca. 1960	Not Contributing	-1550375447	No Style
214 Washington Street	201	24	ca. 1970	Not Contributing	-859236728	No Style
216 Washington Street	201	23	ca. 1970	Not Contributing	1541567491	No Style
218 Washington Street	201	10	ca. 1880	Contributing	-131855887	Renaissance Revival
220 Washington Street	201	22	ca. 1880	Contributing	-565872822	Italianate
223 Bloomfield Street	201	12	1907-1908	Contributing	-2038151842	Beaux Arts
226-228 Washington Street	201	13	ca. 1905	Contributing	2098374023	Commerical; Vernacular
230 Washington Street	201	21	ca. 1890	Contributing	271336205	Italianate
232 Washington Street	201	19	ca. 1890; 1985	Contributing	-1145150788	Italian Renaissance; Non-Historic Construction
300 Washington Street	202	35	2016	Not Contributing	-2146180924	Non-Historic Construction
302 Washington Street	202	34	ca. 2012	Not Contributing	284010671	Non-Historic Construction
304 Washington Street	202	33	ca. 1860	Contributing	-327797210	Italianate
306 Washington Street	202	32	ca. 1860	Contributing	1413071577	Italianate

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

308-310 Washington Street	202	7	ca. 1940	Not Contributing	-1133602187	Commercial
312 Washington Street	202	29	ca. 1870	Contributing	-599282376	Italianate
314 Washington Street	202	28	ca. 1870	Contributing	-1250114701	Italianate
316 Washington Street	202	11.02	ca. 1930	Contributing	-2036348062	Modernistic
318 Washington Street	202	27	ca. 1890	Contributing	1299749498	Italianate
320 Washington Street	202	26	ca. 1890	Contributing	-2063752963	Italianate
322 Washington Street	202	25	ca. 1890	Contributing	2088263276	Italianate
324 Washington Street	202	24	ca. 1860	Contributing	1846676983	Italianate
326-328 Washington Street	202	23	ca. 1880	Contributing	-40794738	Colonial Revival
330 Washington Street	202	22	ca. 1880	Contributing	-1767958303	Italianate
332 Washington Street	202	21	ca. 1880	Contributing	-2106529696	Italianate
334 Washington Street	202	20	ca. 1880	Contributing	-1454322629	Italianate
400 Washington Street	203	22	ca. 1930	Contributing	1145376483	Art Deco
402 Washington Street	203	21	ca. 1930	Contributing	132852138	Art Deco
404 Washington Street	203	20	ca. 1930	Contributing	-1371825427	Art Deco
406 Washington Street	203	19	ca. 1890	Contributing	292480540	Renaissance Revival
408 Washington Street	203	18	ca. 1880	Contributing	516141671	Renaissance Revival

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

410 Washington Street	203	17	ca. 1900	Contributing	-2124713538	Queen Anne; Renaissance Revival
412 Washington Street	203	8	1915	Contributing	197221314	Beaux Arts
416 Washington Street	203	16	ca. 1900	Contributing	-1434385455	Italianate
418 Washington Street	203	15	ca. 1870	Contributing	-270875376	Italianate
420 Washington Street	203	14.02	ca. 1910	Contributing	-890947157	Italianate
422 Washington Street	203	14.01	ca. 1910	Contributing	-1837742958	Italianate
500 Washington Street	204	39.04	ca. 1880	Contributing	-1168711498	Italianate
502 Washington Street	204	39.03	ca. 1870	Contributing	607371689	Italianate
504 Washington Street	204	39.02	ca. 1870	Contributing	-1939916472	Italianate
506 Washington Street	204	38	ca. 1880	Contributing	-465856061	Italianate
508 Washington Street	204	37	ca. 1880	Contributing	307923978	Italianate
510 Washington Street	204	36	ca. 1880	Contributing	-327589171	Italianate
512 Washington Street	204	35	ca. 1880	Contributing	-369256068	Italianate
514 Washington Street	204	34	ca. 1880	Contributing	-128340153	Chateausque; Moderne
516 Washington Street	204	33	ca. 1880	Contributing	976309790	Italianate
518 Washington Street	204	32	ca. 1880	Contributing	-46830159	Italianate
520 Washington Street	204	31	ca. 1880	Not Contributing	-214834576	No Style

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019
 Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
 Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

522 Washington Street	204	30	ca. 1880	Not Contributing	276924555	No Style
524 Washington Street	204	29	ca. 1880	Contributing	551388757	Italianate
526 Washington Street	204	28	ca. 1880	Contributing	-1009596380	Italianate
528 Washington Street	204	27	ca. 1880	Contributing	1521035663	Italianate
530 Washington Street	204	26	ca. 1880	Contributing	-262265210	Italianate
532-34 Washington Street	204	25	ca. 1880	Contributing	713625785	Italianate
536 Washington Street	204	24.02	ca. 1900	Contributing	-1011368296	Italianate
538 Washington Street	204	24.01	ca. 1900	Contributing	-1006479789	Italianate
600 Washington Street	205	44	ca. 1880	Contributing	1532316691	Italian Renaissance
602 Washington Street	205	43	ca. 1880	Contributing	1481132442	Italian Renaissance
604 Washington Street	205	42	ca. 1880	Contributing	41656477	Italian Renaissance
606 Washington Street	205	41	ca. 1880	Not Contributing	-1655914356	No Style
608 Washington Street	205	40	ca. 1880	Contributing	-657298281	Italianate
610 Washington Street	205	39	ca. 1880	Contributing	47087233	Italianate
612 Washington Street	205	38	ca. 1880	Contributing	1544685696	Italianate
614 Washington Street	205	37	ca. 1880	Contributing	-501899045	Italianate
616 Washington Street	205	36	ca. 1880	Not Contributing	-769100158	No Style

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

618-20 Washington Street	205	35	ca. 1988	Not Contributing	-1044039131	Non-Historic Construction
622 Washington Street	205	33	ca. 1880	Not Contributing	-687014604	No Style
624 Washington Street	205	32	ca. 1880	Not Contributing	-1451234081	No Style
626 Washington Street	205	31	ca. 1880	Not Contributing	1544608022	No Style
628 Washington Street	205	30.02	ca. 1880	Contributing	-1482016887	Italian Renaissance
630 Washington Street	205	30.01	ca. 1880	Contributing	1525945000	Italian Renaissance
632 Washington Street	205	29.02	ca. 1880	Contributing	279682666	Italianate
634 Washington Street	205	29.01	ca. 1880	Contributing	1901959853	Italianate
636 Washington Street	205	28	ca. 1880	Contributing	1220705500	Italianate
638 Washington Street	205	27	ca. 1880	Contributing	-913531865	Italianate
640 Washington Street	205	26	ca. 1880	Contributing	983423614	Italianate
642 Washington Street	205	25.02	ca. 1880	Contributing	2000242577	Italianate
644 Washington Street	205	25.01	ca. 1880	Contributing	179056592	Italianate
700 Washington Street/104 Seventh Street	206	43	ca. 1870	Contributing	-1112979993	Italianate
702 Washington Street	206	42.01	ca. 1865	Not Contributing	-728038594	Italianate
704 Washington Street	206	41	ca. 1865	Contributing	-1995486383	Vernacular; Art Deco

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

706 Washington Street	206	40	ca. 1865	Contributing	-1989518704	Italianate
708 Washington Street	206	39	ca. 1865	Contributing	510082578	Italianate
710 Washington Street	206	38	ca. 1865	Contributing	41740789	Italianate
712 Washington Street	206	37	ca. 1865	Contributing	1106288196	Italianate
714 Washington Street	206	36	ca. 1865	Contributing	-2028647377	Italianate
716 Washington Street	206	35	ca. 1865	Contributing	-723904602	Italianate
718 Washington Street	206	34	ca. 1865	Contributing	1392482905	Italianate
720 Washington Street	206	33	ca. 1865	Contributing	1790382776	Italianate
722-724 Washington Street	206	32	ca. 1865	Not Contributing	-1299009805	No Style
726 Washington Street	206	31	ca. 1865	Not Contributing	1954079738	No Style
728 Washington Street	206	30	ca. 1865	Not Contributing	1857716349	No Style
730 Washington Street	206	29	ca. 1865	Not Contributing	1479131511	No Style
732 Washington Street	206	28	ca. 1865	Not Contributing	-180373746	No Style
734 Washington Street	206	27	ca. 1865	Contributing	-1508212639	Art Deco
736 Washington Street	206	26	ca. 1865	Contributing	-722068000	Italianate
738 Washington Street	206	25	ca. 1865	Not Contributing	-37369925	No Style
740 Washington Street/105 Eighth Street	206	24.01	ca. 1865	Contributing	-361405214	Italianate

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019
 Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors); Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

800 Washington Street	207	29	ca. 1880	Not Contributing	1950164291	Italianate
802 Washington Street	207	28	ca. 1865	Not Contributing	-1780943478	No Style
804 Washington Street	207	27	ca. 1865	Not Contributing	211870285	No Style
806 Washington Street	207	26	ca. 1875	Contributing	-1614395652	Italianate
808 Washington Street	207	25	ca. 1875	Contributing	-872217913	Italianate
810 Washington Street	207	24.06	ca. 1875	Contributing	492543902	Italianate
812 Washington Street	207	24.05	ca. 1875	Contributing	-1160678095	Italianate
814 Washington Street	207	24.04	ca. 1875	Not Contributing	-1738655760	No Style
816 Washington Street	207	24.03	ca. 1979	Not Contributing	-2066865141	Modernistic
818 Washington Street	207	24.02	ca. 1979	Not Contributing	441496690	Modernistic
820 Washington Street	207	24.01	ca. 1979	Not Contributing	761107925	Modernistic
822 Washington Street	207	23.02	ca. 1885	Contributing	2025866660	Italianate
824 Washington Street	207	23.01	ca. 1875	Contributing	-849572593	Italianate
826 Washington Street	207	22	ca. 1875	Contributing	-1265317882	Italianate
828 Washington Street	207	21	ca. 1875	Contributing	-1662736327	Italianate
830 Washington Street	207	20	ca. 1875	Contributing	1748232146	Italianate
832-834 Washington Street	207	19.01	ca. 1880	Contributing	1634460696	Italianate; Vernacular

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

900 Washington Street	208	38	ca. 1890	Contributing	-2075406243	Renaissance Revival
902-904 Washington Street	208	37	ca. 1970	Not Contributing	-477721076	No Style
906 Washington Street	208	36	ca. 1880	Contributing	-645570537	Italianate
908 Washington Street	208	35	ca. 1885	Contributing	-500001746	Neo-Grec
910 Washington Street	208	34	ca. 1880	Contributing	-1019009535	Anglo Italianate
912 Washington Street	208	33	ca. 1880	Contributing	-427983360	Anglo Italianate
914 Washington Street	208	32	ca. 1880	Contributing	-902701989	Italianate
916 Washington Street	208	31	ca. 1880	Contributing	101339138	Italianate
918 Washington Street	208	30	ca. 1880	Contributing	1140058533	Italianate
920 Washington Street	208	29.02	ca. 1880	Contributing	-618161484	Italianate
922 Washington Street	208	29.01	ca. 1880	Not Contributing	-8938858	No Style
924 Washington Street	208	28	ca. 1880	Contributing	1865051913	Italianate
926 Washington Street	208	27	ca. 1880	Contributing	1424185384	Italianate
928 Washington Street	208	26	ca. 1880	Contributing	576675875	Italianate
930 Washington Street	208	25	ca. 1880	Contributing	-1834956822	Italianate
932 Washington Street	208	24	ca. 1880	Contributing	1557060141	Italianate
934 Washington Street	208	23	ca. 1880	Contributing	684976732	Italianate

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

936 Washington Street	208	22	ca. 1880	Not Contributing	-1462128729	No Style
938 Washington Street	208	21	ca. 1880	Contributing	202566654	Romanesque Revival
1000 Washington Street	209	34	ca. 1890	Contributing	1203965713	Renaissance Revival
1002 Washington Street	209	33	ca. 1890	Not Contributing	1318270866	No Style
1004 Washington Street	209	32	ca. 1890	Contributing	-1517143691	Italian Renaissance
1006 Washington Street	209	31	ca. 1890	Contributing	1750096836	Italian Renaissance
1008 Washington Street	209	30.02	ca. 1890	Contributing	1353445295	Renaissance Revival
1010 Washington Street	209	30.01	ca. 1890	Contributing	449378598	Renaissance Revival
1012 Washington Street	209	29	ca. 1890	Contributing	-279154215	Renaissance Revival
1014 Washington Street	209	28	ca. 1900	Contributing	-1255695757	Queen Anne
1016 Washington Street	209	27	ca. 1900	Contributing	1297362298	Renaissance Revival
1018 Washington Street	209	25	ca. 1912	Contributing	496918525	Classical Revival
102 Washington Street	200	33.01	ca. 1870	Contributing	-1065715348	Italianate
1024 Washington Street	209	24	ca. 1890	Contributing	1221620983	Italian Renaissance
1026 Washington Street	209	23	ca. 1890	Not Contributing	-568792946	No Style
1028 Washington Street	209	22.02	ca. 1890	Contributing	424470497	Queen Anne
1030 Washington Street	209	22.01	ca. 1900	Contributing	191779680	Queen Anne

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

1032 Washington Street	209	21	ca. 1900	Contributing	-1193688261	Queen Anne
1034 Washington Street	209	20	ca. 1900	Contributing	-1178206622	Queen Anne
1036 Washington Street	209	19	ca. 1890	Contributing	1635656072	Italian Renaissance
1100 Washington Street	246	25	ca. 1900	Contributing	704133783	Italianate
1102 Washington Street	246	24	ca. 1890	Contributing	-1255151442	Neo-Grec; Victorian
1104 Washington Street	246	23	ca. 1890	Contributing	-370467711	Neo-Grec; Queen Anne; Victorian
1106 Washington Street	246	22	ca. 1890	Contributing	141680256	Neo-Grec; Queen Anne; Victorian
1108 Washington Street	246	21	ca. 1891	Contributing	-1589604645	Neo-Grec; Queen Anne; Victorian
1110 Washington Street	246	20	ca. 1890	Contributing	428989570	Romanesque Revival
1112 Washington Street	246	19	ca. 1890	Contributing	1560900404	Romanesque Revival
1114 Washington Street	246	18	ca. 1890	Contributing	-566363425	Romanesque Revival
1116 Washington Street	246	17	ca. 1890	Contributing	1366155030	Romanesque Revival
1118 Washington Street	246	16	ca. 1890	Contributing	397743497	Romanesque Revival
112 Washington Street	200	29	ca. 1900	Contributing	1720260559	Renaissance Revival
1120 Washington Street	246	15	ca. 1890	Contributing	-1658640216	Romanesque Revival
1122 Washington Street	246	14	ca. 1900	Contributing	33374883	Renaissance Revival

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019
 Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
 Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

1124 Washington Street	246	13	ca. 1900	Contributing	-1843248022	Renaissance Revival
1126-1128 Washington Street	246	12	ca. 1901	Contributing	-695428947	Renaissance Revival
1200 Washington Street	247	38	ca. 1892	Key Contributing	-236033711	Renaissance Revival
1202 Washington Street	247	37	ca. 1892	Key Contributing	1990635664	Renaissance Revival
1204 Washington Street	247	36	ca. 1892	Key Contributing	-97287381	Renaissance Revival
1206 Washington Street	247	35	ca. 1892	Key Contributing	-193387502	Renaissance Revival
1208 Washington Street	247	34.02	ca. 1895	Contributing	1761355765	Renaissance Revival
1210 Washington Street	247	34.01	ca. 1895	Contributing	310481988	Renaissance Revival
1212 Washington Street	247	33	ca. 1895	Contributing	1846139439	Renaissance Revival
1214 Washington Street	247	32	ca. 1895	Contributing	-1713922650	Renaissance Revival
1216 Washington Street	247	31	ca. 1895	Contributing	1643968601	Renaissance Revival
1218 Washington Street	247	30	ca. 1890	Contributing	1840425144	Renaissance Revival
1220 Washington Street	247	29	ca. 1890	Contributing	-1089992198	Renaissance Revival
1222 Washington Street	247	28	ca. 1890	Contributing	-181141891	Renaissance Revival
1224 Washington Street	247	27	ca. 1895	Contributing	990126572	Romanesque Revival
1228 Washington Street	247	26	ca. 1900	Contributing	-1910599817	Renaissance Revival
1300 Washington Street	248	13	ca. 1898	Contributing	1659542687	Italian Renaissance

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019
 Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
 Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

West Side of Washington Street

1302 Washington Street	248	12	ca. 1898	Contributing	896393174	Italian Renaissance
1304-1306 Washington Street	248	10	ca. 1898	Contributing	712528201	Italian Renaissance
1308 Washington Street	248	9	ca. 1890	Contributing	-1020489663	Italian Renaissance
1310-1312 Washington Street	248	8	ca. 1890	Contributing	-1990248128	Italian Renaissance
1314 Washington Street	248	6	ca. 1915	Contributing	-1454846821	Modernistic; Vernacular
1316-1318 Washington Street	248	5	ca. 1890	Contributing	1222207810	Italian Renaissance

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/18/2019
Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District

Photographs:



Photograph 1. View of the west side of Washington Street north of Ninth Street, view northwest.

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/1/2019
Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District



Photograph 2. Storefront modifications lacking character-defining features from on the east side of the 900 block of Washington Street, view northwest.

CONTINUATION SHEET

Name: Washington Street Historic District



Photograph 3. A predominantly residential streetscape on the east side of the 900 block of Washington Street, view southeast.

Survey Name: Hoboken City Architectural Survey 2018

Date: 4/1/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District



Photograph 4. Construction activities along Washington Street. View of the northwest corner of the intersection of Washington and Twelfth Streets looking northwest.

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/1/2019
Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)
Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District



Photograph 5. Character-defining cast iron storefronts at 115 Washington Street. Note the decorative, projecting cornice, detailed pilasters, paneled accents, and separate entrances for public and private access.

Survey Name: Hoboken City Architectural Survey 2018

Date: 4/1/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District



Photograph 6. (left) Visible manufacturing mark of Mansfield & Fagan Architectural Iron Works at 700 Washington Street, whose marks remain visible at the base of many cast iron storefronts throughout the Washington Street Corridor.

Photograph 7. (right) Visible manufacturing mark of Fagan Iron Works (the later iteration of Mansfield & Fagan Architectural Iron Works) at 74-76 Washington Street.

CONTINUATION SHEET

Name: Washington Street Historic District



Photograph 8. Residential rowhouses on the east of the 900 block of Washington Street, including a set of four Charles Fall-designed residences at 915-921 Washington Street (ca. 1890 brownstone Renaissance Revival rowhouses with projecting bays).

CONTINUATION SHEET

Name: Washington Street Historic District



Photograph 5. Dense residential development on the east side of the 1100 block of Washington Street, view northeast from the intersection of Eleventh Street and Washington Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 4/1/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District



Photograph 10. Examples of non-commercial and/or residential contributing properties: (*top left*) the former Academy of the Sacred Heart at 713-715 Washington Street (Property ID -1577929515);

Photograph 11. (*top right*) Trinity; Episcopal Church and All Saints Episcopal Day School at 701-707 Washington Street (Property ID 941820678)

Photograph 12. (*bottom left*) Elks Lodge No. 74 at 1007-1011 Washington Street (Property ID -2134378657);

Photograph 13. (*bottom middle*) NR-Listed Engine Company #2 Firehouse at 1313 Washington Street (Property ID 216221522);

Photograph 14. and (*bottom right*) NR-Listed Hoboken City Hall at 86-98 Washington Street (Property ID 1407234350).

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/1/2019

Surveyor: Samantha Kuntz and Samuel A. Pickard (preparers/surveyors);
Courtney Clark, Emily Paulus Everett, Melanie Fuechsel, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Washington Street Historic District



Photograph 15. (left) The non-contributing, historic recreation at 133 Washington Street.

Photograph 16. (right) The historic, ca. 1880 contributing resource at 131 Washington Street.

CONTINUATION SHEET

Name: Washington Street Historic District

Maps and Figures:



Figure 1. Overall map of the Washington Street Commercial Historic District, noting potential contributing status.

CONTINUATION SHEET

Name: Washington Street Historic District



Figures 2-3. Location Map (left) and Site Map (right), roughly demarcating the boundaries of the Washington Street Historic District.

CONTINUATION SHEET

Name: Washington Street Historic District

Washington Street Historic District - Construction Eras between 1855-1935

■ 1855-1869 (31) ■ 1870-1879 (54) ■ 1880-1889 (79) ■ 1890-1899 (110) ■ 1900-1909 (30) ■ 1910-1919 (5) ■ 1920-1929 (4) ■ 1930-1935 (4)

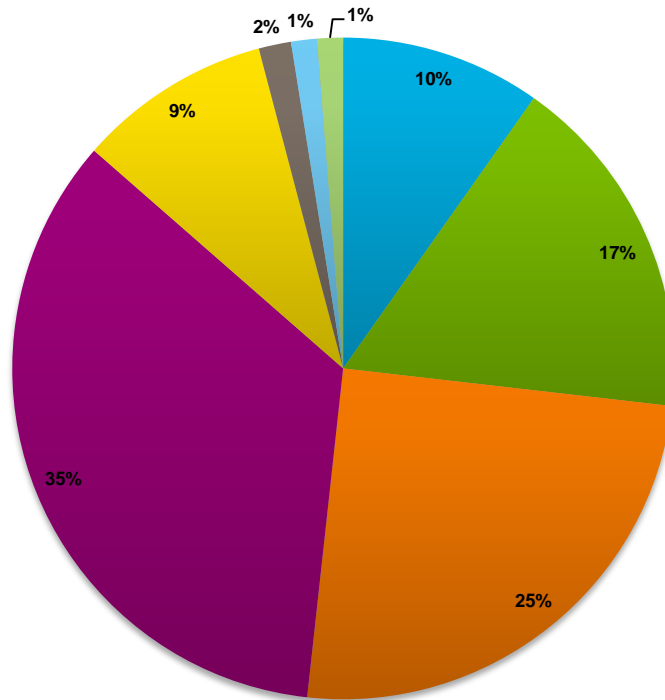


Figure 4. Breakdown eras of development for properties within the district boundaries constructed between 1855 and 1935.

CONTINUATION SHEET

Name: Washington Street Historic District

Washington Street Historic District - Architectural Styles for Properties Constructed between 1855-1935

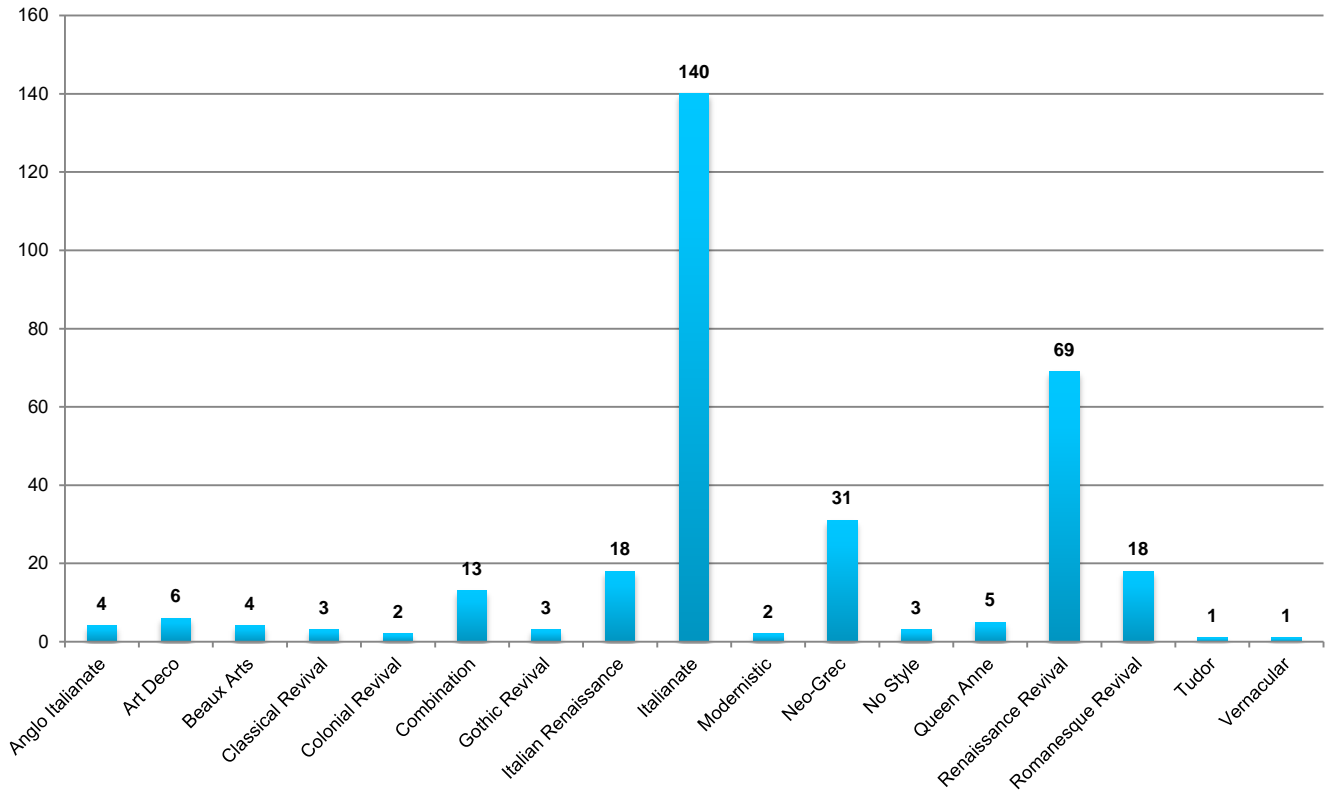


Figure 5. Distribution of architectural styles, showing the large number of Italianate-style properties (approximately 43%) within the district.

HISTORIC DISTRICT REPORT

District ID: -703539767

District Name: Hoboken Historic District Boundary Increase

District Type: Other

DISTRICT LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:
HUDSON	Hoboken		Newark

Period of Significance:

Date Range:	Source:
1838 to 1967	Historic maps; documentary evidence; SHPO Opinion; COE

Old HSI Number :

(for converted records only)

Physical Condition: Good

Remaining Historic Fabric: Medium

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility: 1/26/2017

SHPO Opinion: 12/23/2016

Local Designation:

Other Designation:

Other Designation Date:

Description:

The boundaries of the current National Register (NR)-eligible Hoboken Historic District were initially identified as a series of four distinct NR-eligible historic districts - the Northern Hoboken Historic District, the Central Hoboken Historic District, the Southern Hoboken Historic District, and the Southern Hoboken Extension. In a SHPO Opinion dated December 12, 2016, the New Jersey Historic Preservation Office (NJ HPO) determined that the four previously determined eligible historic districts (along with a few modifications of the boundaries) were more appropriately classified as a single entity known as the Hoboken Historic District. The eligibility of the Hoboken Historic District was further confirmed with a Certification of Eligibility dated January 26, 2017. The period of significance is defined as 1838 to 1967 and the district is considered eligible under Criterion C for architecture.

In 2018, a total of 109 resources located outside the existing boundaries of the Hoboken Historic District were chosen by NJ HPO for survey and subsequently assessed for their potential to contribute to the Hoboken Historic District. Of the 109 resources, a total of 62 are recommended contributing, nine are recommended non-contributing, and one is recommended Key Contributing to the Hoboken Historic District. As a result, AECOM recommends a modest expansion of the boundaries to incorporate these contributing resources because they convey the significance identified within the parameters of the period of significance (Figure 1). Many of the building types and several major architects are also the same as those found elsewhere in the Hoboken Historic District. The 62 contributing resources are located within six discrete areas on the periphery of the Hoboken Historic District, and are discussed below. The revised boundary of the newly established Hoboken Historic District encompasses approximately 435 acres (0.679 square miles) in the City of Hoboken (Figures 2, 3).

The period of significance for the Hoboken Historic District, per the New Jersey State Historic Preservation Office's SHPO Opinion on December 12, 2016 and Certification of Eligibility issued January 26, 2017, begins in 1838 with the incorporation of the Hoboken Land and Improvement Company and culminates in 1967 with the cessation of ferry service through the Hoboken Terminal. The expanded boundaries include buildings from throughout the established period of significance, adding to the architectural quality of the area and contributing to the social and cultural history of Hoboken.

The boundary increase areas are distinctive for their collection of surviving wood frame dwellings, an industrial manufacturing complex, a firehouse, and a planned residential community. The following is a description of the six areas recommended for inclusion in the Hoboken Historic District:

FORMER BAMBOO AND RATTAN WORKS

Beginning at the intersection of Ninth and Grand Streets, extending west on Ninth Street, north on Jefferson Street, east along the parcel lines of the Former Bamboo and Rattan Works (Property ID -1772312517), and south on Grand Street to the intersection with Ninth Street.

Though not individually eligible for listing on the New Jersey or National Registers of the Historic Places, the former Bamboo and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

Rattan Works is a good surviving example and visual link to Hoboken's industrial heritage (Photograph 1). Constructed ca. 1900 in the industrial northwest section of the City of Hoboken, it is associated with an early 20th-century manufacturing facility, the Bamboo and Rattan Works, which originally occupied an entire block bounded by Jefferson Street, Ninth Street, Adams Street, and the Hoboken High School athletic field. Listed in the 1918 Industrial Inventory of New Jersey as a "novelty" manufacturer of bamboo, the facility appears to have maintained a single owner, the Bamboo and Rattan Works, throughout the entirety of its industrial history. In 1982, a fire in the facility destroyed the block along Adams Street, and blew out the roof of the extant block along Ninth Street. The portion of the facility that remains today was rehabilitated into a residential property in the 1990s, around the same time that modern residences were added to the former grounds of the Bamboo and Rattan Works property. The building retains character-defining features such as the original brickwork and corbel details that help to convey its original appearance and history, as well as associate the property with other industrial resources located around the western boundary of the Hoboken Historic District. It is recommended that the boundaries be increased to capture this resource.

MONROE STREET - 400 BLOCK (WEST)

Beginning at the intersection of Fifth and Monroe Streets, extending west on Fifth Street, south following the rear parcel boundaries of properties fronting Monroe Street, and east on Fourth Street. The west side of the 400 block is composed largely of four and five-story brick and frame former tenements and rowhouses constructed in the late 19th century (Photographs 2-4). The west side appears to retain greater overall integrity than the east side of the block, which is already located within the boundaries of the Hoboken Historic District but contains numerous parcels with modern infill construction. The west side includes seven properties that contribute to the architectural significance of the historic district. Of those, five resources appear to be surviving frame construction - a significant but threatened typology found within the district that is often hard to discern due to heavy façade modifications. One such example is 410 Monroe Street (Property ID 1688723400), which retains character-defining features such as the centered main entry with stoop and garden-level entrance; original window and door openings; areaway with fencing; and wood-framed construction beneath asbestos siding. Also elevating the significance of this row are two good examples of Italian Renaissance style former tenements at 412 Monroe Street (Property ID -955837) and 416 Monroe Street (Property ID 134274893), both of which retain pattern brickwork, original upper-level window openings with stone lintels and sills, and original decorative cornices.

200-202 MONROE STREET

Beginning at the intersection of Second and Monroe Streets, extending west on Second Street, north along the western boundary of the two resources at Lots 34 and 33 on Block 37, and east along the northern boundary of the resource at Lot 33 to meet Monroe Street. Constructed ca. 1895 in the Renaissance Revival style, the buildings at 200 and 202 Monroe Street (Property IDs 706579062 and -1933383063, respectively) stand as the only remaining historic resources on the west side of the 200 block of Monroe Street (Photograph 5). The 200 block of Monroe Street is located within what was historically the Coster Tract - a large tract of low-lying land that makes up much of what is now western Hoboken - outside the Hoboken Land & Improvement Company's purview. Into the 1890s, the block saw only scattered development, with no structures erected on the northwest corner of Monroe and Second Streets until the mid-to-late 1890s. A 1904 bird's eye view of Hoboken depicts structures on the northwest corner, including 200-202 Monroe Street. These two buildings are also notable as examples of later frame construction in Hoboken and retain character-defining features such as their original height and massing, heavy bracketed cornices, and original openings.

SAINT JOSEPH'S SCHOOL AND CONVENT

Beginning at the northeast corner of the property at Block 15 Lot 10, extending west along the northern parcel line of said property to Jackson Street, south on Jackson Street to the southwest corner of the property at Block 15 Lot 5, and east along the southern parcel line of said property to its southeast corner. This mid-block expansion captures the residential property at 91 Jackson Street (Property ID -326216899) and Saint Joseph's School and Convent at 69-75 Jackson Street (Property ID -885145677) (Photographs 6, 7). The east side of the unit block of Jackson Street was fully developed by 1909, at which point the footprints for the residential property further north on the block, as well as Saint Joseph's Parochial School and Sister's House, first appear on historic maps. The building at 91 Jackson Street was constructed ca. 1910 in the Renaissance Revival style while Saint Joseph's School and Convent is comprised of two Classical Revival-style buildings constructed ca. 1892. The materials, workmanship, setting, and association of these buildings are in keeping with other contributing resources to the Hoboken Historic District. Given their proximity to the western boundary and their retained characteristics and expressed heritage, it is recommended that the boundaries be expanded to include these two resources.

ENGINE COMPANY #3, TRUCK #2 FIREHOUSE

The parcel containing Engine Company #3, Truck #2 Firehouse (Property ID -851419380; NR 3/30/1984; SR 2/9/1984; Local Designation 8/15/2012) on the southwest side of Observer Highway is the only non-contiguous parcel recommended for incorporation to the Hoboken Historic District boundaries. Defined by the parcel at Block 8.01 Lot 1, the resource occupies a triangular lot bounded by Madison Street, Observer Highway, and Newark Street at the southern terminus of Jefferson Street (Photographs 8, 9). Designed by noted Hoboken architect Charles Fall, Engine Company No. 3, Truck No. 2 Firehouse is NR-eligible under the Thematic Nomination of Hoboken Firehouses (3/30/1984; SR 2/9/1984) and, as such, is a Key Contributing resource. Contributing features to the property include numerous distinctive Romanesque Revival elements, such as random ashlar base, stone water table, brick work and corbelling, stone arches, stone lintels and sills, fenestration, curved wall, and brick tower and chimney.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

Engine Company No. 3, Truck No. 2 Firehouse, constructed in 1892, is the only eligible resource in the Thematic Nomination of Hoboken Firehouses not included in the current boundary of the Hoboken Historic District. As a related collection of resources, the firehouses derive significance as an ensemble of distinctive and finely-detailed municipal structures that evolved throughout Hoboken from the 1870s to 1915. Including Engine Company #3, Truck #2 Firehouse within the boundaries of the Hoboken Historic District completes this ensemble and conveys its importance to Hoboken's historic built environment.

CASTLE POINT TERRACE

Beginning at the intersection of Eighth and Hudson Streets, extending east on Eighth Street, north on Castle Point Terrace, east along the southern boundary of Elysian park, and northwest on Frank Sinatra Drive along the northwestern boundary of Elysian Park to the intersection of Frank Sinatra Drive and Hudson Street. This expansion is intended to reincorporate the resources included Castle Point Terrace Historic District, which has been recommended NR-eligible as part of this study. Though it is understood that these properties were intentionally excluded from the revised boundaries of the Hoboken Historic District in 2016 due to its location within the boundaries of the NR-eligible Stevens Historic District (SHPO Opinion 2/28/1991; please refer to HPO-L2016-060), field investigations and substantial background research suggest that Castle Point is a significant aspect of Hoboken's residential history.

Developed between 1903 and 1937, Castle Point is significant as a planned, exclusive housing development for wealthy Hoboken residents, and, despite a growing accumulation of alterations, retains a differentiated air of exclusivity in its location, architecture, and de facto limited access. The community consists of a compact assemblage of one- and two-family homes in a wide variety of early 20th century architectural styles not fully expressed elsewhere in Hoboken, including but not limited to Queen Anne, Prairie, and Spanish Colonial (Photographs 10-13). Many of the buildings reflect commissioned designs from firms in New York City as well as notable Hoboken architects such as Charles Fall. Examples include 905-909-911-913 Castle Point Terrace (Property IDs -252300790, 1681608520, 1369939881, and 1361634998). Castle Point's significance as a planned community transcends its association with the Stevens family and conveys the evolution of the city's northern residential landscape at the turn of the 20th century.

Setting:

Of the six distinct areas contained within the expanded Hoboken Historic District, four extend from the district's western boundary, one extends from its northeast boundary, and one discontinuous parcel is located at the southern end of the city. Several areas are located along the western perimeter of the current historic district boundaries and encapsulate a portion of the historic Coster Tract located in the western section of Hoboken, which developed beginning in the 1860s and contained a high concentration of frame dwellings. Another area is located in the historically industrial northwest section of the city and yet another is a primarily residential community in east Hoboken. The discontinuous parcel sits just south of district's current southwest corner and is bound by Observer Highway to the south and east. The areas feature a variety of property types and historic functions that illustrate multiple stages of development in Hoboken's history.

References:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Bierbaum, Martin Alan	Hoboken—A Comeback City: A Study of Urban Revitalization in the 1970's	1980		
Clark, Geoffrey W.	An Interpretation of Hoboken's Population Trends, 1856–1970	1976		
Douglass, L. F.	Topographical Map of Jersey City, Hoboken and the Adjacent Country	1841		
Evening Post	Evening Post [New York], "Hoboken—Its Increase—Ship-yard, &c.," October 2, 1847	1847		
(None Listed)				
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hoboken Historical Museum	"Hoboken History: Special Architecture Issue, No. 5, Autumn 1992"	1992		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856		
Hoboken Board of Trade	Hoboken Illustrated	1909		
Jersey Journal	"Events Hoboken Remembers: Early Baseball History Enacted on Elysian Fields," May 25, 1922.	1955		

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891
Skontra, Alan	Legendary Locals of Hoboken, New Jersey	2014
Spielmann & Brush	Certified Copies of Original Maps of Hudson County, New Jersey, vol. 1	1882
Shaw, William H.	History of Essex and Hudson Counties, New Jersey	1884
Ziegler-McPherson, Christina A.	Immigrants in Hoboken: One-Way Ticket, 1845–1985	2011

Conversion Problem? Conversion Note:

Date form completed: 10/4/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

ELIGIBILITY WORKSHEET - Historic Districts

District ID: -703539767

History:

Just before Col. John Stevens died in 1838, he and his family established the Hoboken Land & Improvement Company (HL&IC) to administer and direct the continued development of the family's real estate in the area. The company continued to lay out streets, applying the same grid pattern across the land. By the end of this period, the HL&IC still owned approximately a third of the city's land and the Stevens family retained an active role in Hoboken, founding the Stevens Institute of Technology in 1870. Lots near Castle Point were intended for a more affluent class of buyers, while the lots lower on the hill sloping down to the south and west were predominantly acquired or inhabited by working class residents. In this latter area, houses were intermixed with factories and other industrial uses. Despite the mixed-use nature of this area, the HL&IC did enact some regulations on development, often requiring lot purchasers to construct buildings of brick or stone that were not less than three stories in height. Though there was no cap on the number of stories, technological and practical constraints kept most of the structures at around three or four floors (Ziegler-McPherson 2011:29; Bierbaum 1981; Skontra 2014).

Hoboken's largely bucolic nature did not immediately change, as evidenced by the vast undeveloped stretches of land depicted on a map of Jersey City and Hoboken published in 1841, when Hoboken had about 3,000 residents. Two or three houses on Washington Street were destroyed by fire in fall 1847, leading to the establishment of a city fire department two years later (Douglass 1841; Bierbaum 1981). The same autumn as the aforementioned fire, a columnist in the *New York Evening Post* noted:

"There has...been considerable increase and improvement in the character of the buildings, and Hoboken begins to wear the appearance of a thriving country town. There are now three small churches, and a large number of hotels, which are necessary to accommodate the vast number of visitors who resort to it in the summer months. There are several blocks of handsome brick houses, a number of stores and some manufactories."

He did opine however that if prices for building lots were halved, more development would rapidly occur (*Evening Post* 1847:1). The area now comprising Hoboken and Weehawken was incorporated as Hoboken Township in 1849. Just six years later, on March 28, 1855, Hoboken was incorporated as a city. In 1859, Castle Point and the Elysian Fields along the Hudson River were annexed to Weehawken, though they were returned to Hoboken in 1874. In the western section of Hoboken, the tract of land that John G. Coster had acquired after the Swartwout brothers' farming venture had failed was divided into building lots in 1860, anticipating the further development of the city. This tract approximately consisted of land west of a line running roughly diagonally from Willow Avenue and Newark Street to Adams and 12th Streets, and land north and west of 13th Street and Willow Avenue respectively. The divide between Coster's land and that of the HL&IC had a noticeable effect on the built environment of the city. The contrast between construction methods and materials is strikingly visible on G. M. Hopkins Company's 1909 Atlas of Hudson County, New Jersey, volume two, which includes the line dividing the Coster Tract from the land formerly of the HL&IC (Shaw 1884:1210; Spielman & Brush 1882:11-12; Hopkins 1909, plates 1-8).

While the HL&IC often required lot purchasers to build in brick or stone, Coster's estate placed no such restriction on the lots they sold, and as a result, many of the residential structures erected on the western side of the city were of frame. By the 1870s, however, construction of wood frame dwellings decreased drastically as a number of fires that destroyed buildings led to codes restricting or banning them. Examples of wood frame dwellings on Coster's tract survive along the 300 and 400 blocks of Monroe Street (examples include Property IDs 706579062 and -1933383063). Additional isolated examples of surviving frame construction - now some of the earliest buildings in the Hoboken Historic District - can also be found in the southern and western portions of the City. The number of surviving wood frame buildings in the Hoboken Historic District is likely greater, however, as records indicating original framing methods are largely unavailable and many are hidden beneath later façade renovations that replaced wood siding with brick or stone.

Perhaps the most important catalyst for Hoboken's expansion during this period was the development of the waterfront. Due to a boundary dispute between New Jersey and New York (with the latter claiming that its territory extended as far as the high-tide line of the Hudson on the New Jersey side) waterfront development had been stymied, with no one willing to take the risk of constructing substantial riverfront facilities while the state's jurisdiction was uncertain. In 1834 the two states finally agreed on a compromise boundary—a line down the middle of the Hudson River—that enabled waterfront development along the Jersey shore to proceed (Ziegler-McPherson 2011:28). It was not until the 1860s, however, that major players entered into waterfront development in Hoboken with the arrival of trans-Atlantic shipping companies.

Continental European shipping lines, looking to compete with British companies for the New York market but crowded out of Manhattan's waterfront, found ample land along the Hudson River in Hoboken. The German Hamburg-America Packet Company built a pier between First and Newark Streets in 1863, and within a year they were joined by the North German Lloyd Steamship Company, which constructed its own pier at Third Street. Further additions would come in the ensuing decades, with the construction of the Scandinavia Line's pier at Fourth Street in 1879 and the move of the Holland America Line from Jersey City to Fifth Street in

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

1891. To provide repairs to the large number of ships making port in Hoboken, J. F. Tietjen and F. C. Lang established the Tietjen & Lang Dry Dock Company at the foot of 17th Street in 1884 (Ziegler-McPherson 2011:29-30; Shaw 1884:1220). In addition to steamship terminals along the riverfront, the Morris & Essex Railroad Company, which had been chartered in 1835, opened a terminal station along the river where passengers could transfer to craft of the Hoboken Ferry Company, which was owned by the HL&IC. The latter had helped the railroad build a connection to Hoboken in 1862. This terminal soon proved inadequate to meet the number of passengers and was replaced by a new terminal built on filled marshlands in 1868. That year, the Morris & Essex—recently extended west to Boonton, New Jersey—was leased in perpetuity by the Delaware, Lackawanna & Western Railroad (DL&W), which soon had a through-route to western New York State via Scranton, Pennsylvania and Binghamton, New York in operation. The 1868 terminal burned in 1873, and was replaced by a “temporary” terminal which served from 1873 until a new terminal opened in 1885. In addition, the HL&IC built a railroad along the bottom of the Palisades to allow the Erie Railroad to access the Delaware & Hudson Canal Company’s coal wharves in Weehawken. More local travelers taking horsecars could summit the formidable wall created by the Palisades either by a funicular built in 1873-1874, or the Hoboken Elevated, a cable car (converted to electric trolley in 1892) that whisked passengers from the ferries to the summit of Bergen Hill (Shaw 1884:1220; Hoboken Board of Trade 1907:19; Hopkins 1873).

With the improved access to transportation, more companies and manufactories established themselves in Hoboken. More often than not, these factories and tenements were located in “downtown” Hoboken, the low marshy area that occupied the land roughly south of Seventh Street and west of Willow Street. By the 1880s, the number of manufacturing industries more than doubled from 121 to 289, and by the latter point more than 3,300 were employed in manufacturing. Factories, usually constructed from brick or stone, often abutted frame tenements or other workers’ housing. With the increase in jobs and a steady stream of immigrants, Hoboken’s population exploded during the 1860s—growing 110 percent from 9,662 in 1860 to 20,297 in 1870. Though the rate of growth slowed in the next decade, the city added more people to hit a population of 30,999 in 1880. Most of the working class was packed into the aforementioned tenements built on the lowlands and faced disease, stench, lack of plumbing, and flooding. In the aftermath of one storm in December 1885, it was reported that “The houses on the flats were surrounded with water, and the inmates were compelled to use boats and rafts.” Despite these conditions, many of the Irish laborers in the area supported the Democratic Party machine in defeating attempts at better drainage due to anxiety over increased taxation (Ziegler-McPherson 2011:44; Jersey Journal 1955; Clark 1976; Evening Journal 1885; Bierbaum 1981). Industrial growth continued into the early 20th century in western Hoboken, with the building of factories slowing but continuing. An example from this period is the Former Bamboo and Rattan Works, constructed ca. 1900 as a “novelty” manufacturer of bamboo (Property ID -1772312517). The facility appears to have maintained a single owner, the Bamboo and Rattan Works, throughout the entirety of its industrial history.

The HL&IC was a major builder in Hoboken, constructing tenements and workers’ cottages, as well as more substantial housing. The company had built a cluster of two-story houses known as Shippenville for their workers near Fifth Street and Willow Avenue in the second quarter of the 19th century. After the Civil War, the company erected tenements and the model workmen’s cottages of Willow Terrace. Washington and Hudson Terraces, similar housing blocks possibly built for sale, were located south of Newark Street between Washington and Hudson Streets. Franklin and River Terraces, located south of Fourth Street between Hudson and River Streets, were built in the early 1850s by R. L. Stevens, and were composed of brick houses covered in mastic to imitate a brownstone façade. Later housing, actually clad with brownstone, was located further north, with dwellings such as those along the 1200 blocks of Garden and Bloomfield Streets largely complete by 1891. Along the same area of Washington Street at that time, development was much sparser (Hufnagel and Hexamer 1881; Sanborn-Perris Map Co. 1891:sheet 11; Hoboken Historical Museum 1992; Otis 1999).

In addition to establishing manufactories, the above referenced Weissenborn, Keuffel, and Esser—all natives of Germany—as well as Lawrence Fagan, an Irish-born cofounder of Architectural Iron Works, became a few of the thousands of immigrants who established homes in Hoboken during the second half of the 19th century (Ziegler-McPherson 2011:44). Incidentally, these industrialists represented the two largest immigrant groups to settle in Hoboken during the 19th century: the Germans and the Irish. Germans leaving political upheaval in their homelands had begun settling in Hoboken in the 1840s and 1850s, with many from New York who enjoyed picnicking in the gardens of Castle Point and the Elysian Fields choosing to settle across the river. These immigrants settled predominantly in the city’s First Ward, located in the southeast along the river, but also spilled west into the Third Ward. The steady stream of immigrants increased to a flood after the Hamburg-America and North German Lloyd—sailing from Hamburg and Bremen, respectively—built their piers in Hoboken. German immigrants, which even after the unification of the German Empire in 1871 could hail from a number of European countries such as Switzerland, Austria, or Bohemia, were a diverse lot, with dialectical, religious, and economic divisions. Religiously, Hoboken’s Germans were members of a number of Protestant denominations (such as Lutheranism), Roman Catholicism, and Judaism. Accordingly, they peppered the city with a variety of churches and synagogues.

Statement of Significance:

The expanded areas closely parallel the late 19th and early 20th century development of Hoboken. The areas along the western perimeter of the district better reflect Hoboken’s early industrial character and attendant modest working-class housing and tenements. While the original justification for terminating the Hoboken Historic District’s western boundary at the east side of Monroe Street was largely due to its more industrial setting and the extent of infill construction, significant and intact resources were excluded that share a common architectural and historical thread with the current contributing resources in the Hoboken Historic District. Likewise, the collection of late 19th and early 20th century buildings exhibited within the six areas is comparable to those in the current Hoboken Historic District. The boundary increase areas are distinctive for their collection of surviving wood frame dwellings,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

an industrial manufacturing complex, a firehouse, and a planned residential community. As a result, the Hoboken Historic District Boundary Increase is recommended eligible for listing in the National Register of Historic Places under Criterion C with Architecture and Community Planning and Development as the areas of significance for its cohesive and historic building stock that is illustrative of varied distinctive property types and architectural styles that contribute to the historic character of Hoboken.

Eligibility for New Jersey and National Register: Yes No

National Register Criteria:
A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The buildings identified for inclusion in the boundary increase retain distinguishing elements and character-defining features that contribute to the historic character of the Hoboken Historic District. The building types and architectural styles are consistent with that found within the current Hoboken Historic District and several buildings share the same architect. They are related by both proximity and historical development. Ultimately, the various historic functions and property types - from industrial manufacturing facilities and firehouses to modest frame dwellings - serve to round out the representative history and building environment contained within the Hoboken Historic District. The boundaries could, architecturally and historically, be justifiably expanded again in the future.

Property Count: 1 Key Contributing 62 Contributing 9 Non-contributing

Narrative Boundary Description:

With the boundary increase, the Hoboken Historic District the district is generally bounded on the north by the north side of 14th Street. On the east it is generally bound by Hudson Street, except where it extends further east to Castle Point Terrace between 10th and 8th Streets. On the south, the district includes the Hoboken Terminal and rail yard in its entirety, and extends west along Newark Street from Bloomfield Street to Park Avenue, then along 1st Street to Monroe Street. The boundary dips south below 1st Street in several areas where Observer Highway serves as the boundary and includes the Engine Company #3, Truck #2 Firehouse parcel. On the west, the boundary extends from 1st Street northward along Monroe Street to 8th Street, then along Grand Street to the north side of 10th Street, along Clinton Street to 12th Street, and along Willow Street to 14th Street.

Date form completed: 4/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

(Primary Contact)

Consultant/Organization: AECOM

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)

District Name: Hoboken Historic District (Boundary Increase 2019)

Property Count: Key Contributing: 1

Contributing: 62

Non Contributing: 9

Inventory:

Property ID	Address	Property Name	Status Recommendation	Date of Construction
-1953864635	10th & 11th Streets & Hudson Street	Elysian Park	Contributing	1898 (expanded 1905)
292704124	11 Elysian Place	11 Elysian Place	Contributing	ca. 1910
-207729958	900 Castle Point Terrace	Gerald Mussara House	Contributing	ca. 1956
-167649038	901 Castle Point Terrace	Martin Pahlmich House	Contributing	ca. 1905
931225805	903 Castle Point Terrace	903 Castle Point Terrace	Contributing	ca. 1910
-455495971	904 Castle Point Terrace	August F. Bremer House	Contributing	ca. 1906
-252300790	905 Castle Point Terrace	905 Castle Point Terrace	Contributing	ca. 1905
2053124044	906 Castle Point Terrace	906 Castle Point Terrace	Contributing	ca. 1908
1555810243	907 Castle Point Terrace	907 Castle Point Terrace	Non Contributing	ca. 1905
428237015	908 Castle Point Terrace	908 Castle Point Terrace	Contributing	ca. 1908
1681608520	909 Castle Point Terrace	909 Castle Point Terrace	Contributing	ca. 1905
-1701130258	910 Castle Point Terrace	910 Castle Point Terrace	Contributing	ca. 1920
1369939881	911 Castle Point Terrace	911 Castle Point Terrace	Contributing	ca. 1905
1998668736	912 Castle Point Terrace	912 Castle Point Terrace	Contributing	ca. 1925
1361634998	913 Castle Point Terrace	913 Castle Point Terrace	Contributing	ca. 1905
134222107	914 Castle Point Terrace	914 Castle Point Terrace	Non Contributing	ca. 1970
-1560800769	915 Castle Point Terrace	915 Castle Point Terrace	Contributing	ca. 1905
1120473026	916 Castle Point Terrace	Everett N. Wood House	Contributing	ca. 1905
1250313172	917 Castle Point Terrace	917 Castle Point Terrace	Contributing	ca. 1910
-602980251	918 Castle Point Terrace	918 Castle Point Terrace	Non Contributing	ca. 1980
-252840309	919 Castle Point Terrace	919 Castle Point Terrace	Contributing	ca. 1910
-663796620	920 Castle Point Terrace	920 Castle Point Terrace	Contributing	ca. 1910
1360345200	921 Castle Point Terrace	921 Castle Point Terrace	Contributing	ca. 1905
169679135	922 Castle Point Terrace	Frederick Schill House	Contributing	ca. 1905

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/19/2019
 Surveyor: Emily Everett, Samuel Pickard, and Samantha Kuntz (preparers); Samantha Kuntz, Samuel Pickard, Melanie Fuechsel, Courtney Clark, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)

Property ID	Address	Property Name	Status Recommendation	Date of Construction
1030720433	923 Castle Point Terrace	923 Castle Point Terrace	Contributing	ca. 1905
1296080470	924 Castle Point Terrace	924 Castle Point Terrace	Contributing	ca. 1906
995922974	927 Castle Point Terrace	927 Castle Point Terrace	Contributing	ca. 1905
210213321	926 Castle Point Terrace	926 Castle Point Terrace	Contributing	ca. 1915
47083891	801 Hudson Street	801 Hudson Street	Contributing	ca. 1920
-1281611118	803 Hudson Street	803 Hudson Street	Contributing	ca. 1885
724740011	809 Hudson Street	809 Hudson Street	Contributing	ca. 1885
-297067760	811-13 Hudson Street	811-813 Hudson Street	Contributing	ca. 1900
-779869743	815 Hudson Street	815 Hudson Street	Contributing	ca. 1915
-1445218370	817 Hudson Street	817 Hudson Street	Contributing	ca. 1915
-63700889	819 Hudson Street	819 Hudson Street	Contributing	1915
1681955868	821 Hudson Street	821 Hudson Street	Contributing	ca. 1904
1442267960	823 Hudson Street	823 Hudson Street	Contributing	ca. 1904
-119856935	825 Hudson Street	825 Hudson Street	Contributing	ca. 1904
1464319014	827 Hudson Street	827 Hudson Street	Contributing	ca. 1904
-1775880529	829 Hudson Street	829 Hudson Street	Contributing	ca. 1895
983094980	833 Hudson Street	833 Hudson Street	Contributing	ca. 1895
2060572789	835-837 Hudson Street	835-837 Hudson Street	Contributing	ca. 1905
647796973	901-903 Hudson Street	Lexow House	Contributing	ca. 1895
62351553	905 Hudson Street	905 Hudson Street	Contributing	ca. 1895
-23919533	907 Hudson Street	907 Hudson Street	Contributing	ca. 1891
-1954917224	909 Hudson Street	909 Hudson Street	Contributing	ca. 1892
-1702793543	913 Hudson Street	913 Hudson Street	Contributing	ca. 1885
1132113030	917 Hudson Street	917 Hudson Street	Contributing	ca. 1899
386971535	921 Hudson Street	921 Hudson Street	Contributing	ca. 1885
1805303332	925 Hudson Street	925 Hudson Street	Contributing	ca. 1885
-972569515	925A Hudson Street	Castle Point Manor	Non Contributing	ca. 1990
-718549078	927 Hudson Street	Hudson Manor	Contributing	ca. 1901
-305775389	931 Hudson Street	931 Hudson Street	Contributing	ca. 1900
-263412248	933 Hudson Street	933 Hudson Street	Contributing	ca. 1900
-885145677	69-75 Jackson Street	Saint Joseph's School And Convent	Contributing	ca. 1892

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/19/2019
 Surveyor: Emily Everett, Samuel Pickard, and Samantha Kuntz (preparers); Samantha Kuntz, Samuel Pickard, Melanie Fuechsel, Courtney Clark, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)

Property ID	Address	Property Name	Status Recommendation	Date of Construction
-326216899	91 Jackson Street	91 Jackson Street	Contributing	ca. 1910
706579062	200 Monroe Street	200 Monroe Street/606 Second Street	Contributing	ca. 1895
-1933383063	202 Monroe Street	202 Monroe Street	Contributing	ca. 1895
-1401277755	400 Monroe Street	400 Monroe Street	Non Contributing	ca. 1900
115399764	402 Monroe Street	402 Monroe Street	Contributing	ca. 1900
392223871	404 Monroe Street	404 Monroe Street	Non Contributing	2006
-233182410	406 Monroe Street	406 Monroe Street	Non Contributing	ca. 1960
-1903163863	408 Monroe Street	408 Monroe Street	Non Contributing	ca. 1970
1688723400	410 Monroe Street	410 Monroe Street	Contributing	ca. 1900
-955837	412 Monroe Street	412 Monroe Street	Contributing	ca. 1900
1124494986	414 Monroe Street	414 Monroe Street	Contributing	ca. 1900
134274893	416 Monroe Street	416 Monroe Street	Contributing	ca. 1900
-1986439172	418 Monroe Street	418 Monroe Street	Non Contributing	ca. 1930
1073084359	420 Monroe Street	420 Monroe Street	Contributing	ca. 1900
-434075490	422 Monroe Street	422 Monroe Street	Contributing	ca. 1905
-1772312517	456 Ninth Street	Former Bamboo and Rattan Works	Contributing	ca. 1900
-851419380	501 Observer Highway	Engine Company #3, Truck #2 Firehouse	Key Contributing	1892

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/19/2019
 Surveyor: Emily Everett, Samuel Pickard, and Samantha Kuntz (preparers); Samantha Kuntz, Samuel Pickard, Melanie Fuechsel, Courtney Clark, and Kaitlin Pluskota (surveyors)
 Organization: AECOM

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)

Photographs:



Photograph 1. View northeast of the west and south elevations of the Former Bamboo and Rattan Works, from the intersection of Jefferson and 9th Streets.



Photograph 2. View showing a portion of the west side of Monroe Street's 400 block, looking south. Note the wood frame dwellings with central entrances on the west side.

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/19/2019
Surveyor: Emily Everett, Samuel Pickard, and Samantha Kuntz (preparers); Samantha Kuntz, Samuel Pickard, Melanie Fuechsel, Courtney Clark, and Kaitlin Pluskota (surveyors)
Organization: AECOM

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)



Photograph 3. 410 Monroe Street, view looking west.



Photograph 4. 412 Monroe Street, view looking north.

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/19/2019
Emily Everett, Samuel Pickard, and Samantha Kuntz (preparers); Samantha Kuntz,
Surveyor: Samuel Pickard, Melanie Fuechsel, Courtney Clark, and Kaitlin Pluskota (surveyors)
Organization: AECOM

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)



Photograph 5. 200-202 Monroe Street, view looking northwest from the intersection of 2nd and Monroe Streets.



Photograph 6. Saint Joseph's School and Convent at 69-75 Jackson Street, constructed ca. 1892. View looking southeast from Jackson Street.

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/19/2019
Surveyor: Emily Everett, Samuel Pickard, and Samantha Kuntz (preparers); Samantha Kuntz, Samuel Pickard, Melanie Fuechsel, Courtney Clark, and Kaitlin Pluskota (surveyors)
Organization: AECOM

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)



Photograph 7. Residential property at 75 Jackson Street, constructed ca. 1910. View looking east from Jackson Street.



Photograph 8. Engine Company #3, Truck #2 Firehouse, designed by noted Hoboken architect Charles Fall in 1892. View looking west from the intersection of Observer Highway and Newark Street.

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/19/2019
Emily Everett, Samuel Pickard, and Samantha Kuntz (preparers); Samantha Kuntz,
Surveyor: Samuel Pickard, Melanie Fuechsel, Courtney Clark, and Kaitlin Pluskota (surveyors)
Organization: AECOM

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)



Photograph 9. Engine Company #3, Truck #2 Firehouse as seen from Newark Street. This property is the only non-contiguous parcel recommended for inclusion in the Hoboken Historic District.



Photograph 10. View south along the 800 block of Castle Point Terrace from Ninth Street. Castle Point Terrace is significant as a planned, exclusive housing development for wealthy Hoboken residents that retains a differentiated air of exclusivity in its location, architecture, and de facto limited access.

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/19/2019
Surveyor: Emily Everett, Samuel Pickard, and Samantha Kuntz (preparers); Samantha Kuntz, Samuel Pickard, Melanie Fuechsel, Courtney Clark, and Kaitlin Pluskota (surveyors)
Organization: AECOM

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)



Photograph 11. View northwest along the 800 block of Castle Point Terrace showing, from left to right, 800, 802, 804, and 806 Castle Point Terrace.



Photograph 12. View north along the 900 block of Castle Point Terrace from Ninth Street.

Survey Name: Hoboken City Architectural Survey 2018 Date: 4/19/2019
Surveyor: Emily Everett, Samuel Pickard, and Samantha Kuntz (preparers); Samantha Kuntz, Samuel Pickard, Melanie Fuechsel, Courtney Clark, and Kaitlin Pluskota (surveyors)
Organization: AECOM

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)



Photograph 13. View southeast along the east side of the 900 block of Castle Point Terrace.

Survey Name: Hoboken City Architectural Survey 2018

Date: 4/19/2019

Surveyor: Emily Everett, Samuel Pickard, and Samantha Kuntz (preparers); Samantha Kuntz, Samuel Pickard, Melanie Fuechsel, Courtney Clark, and Kaitlin Pluskota (surveyors)

Organization: AECOM

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)

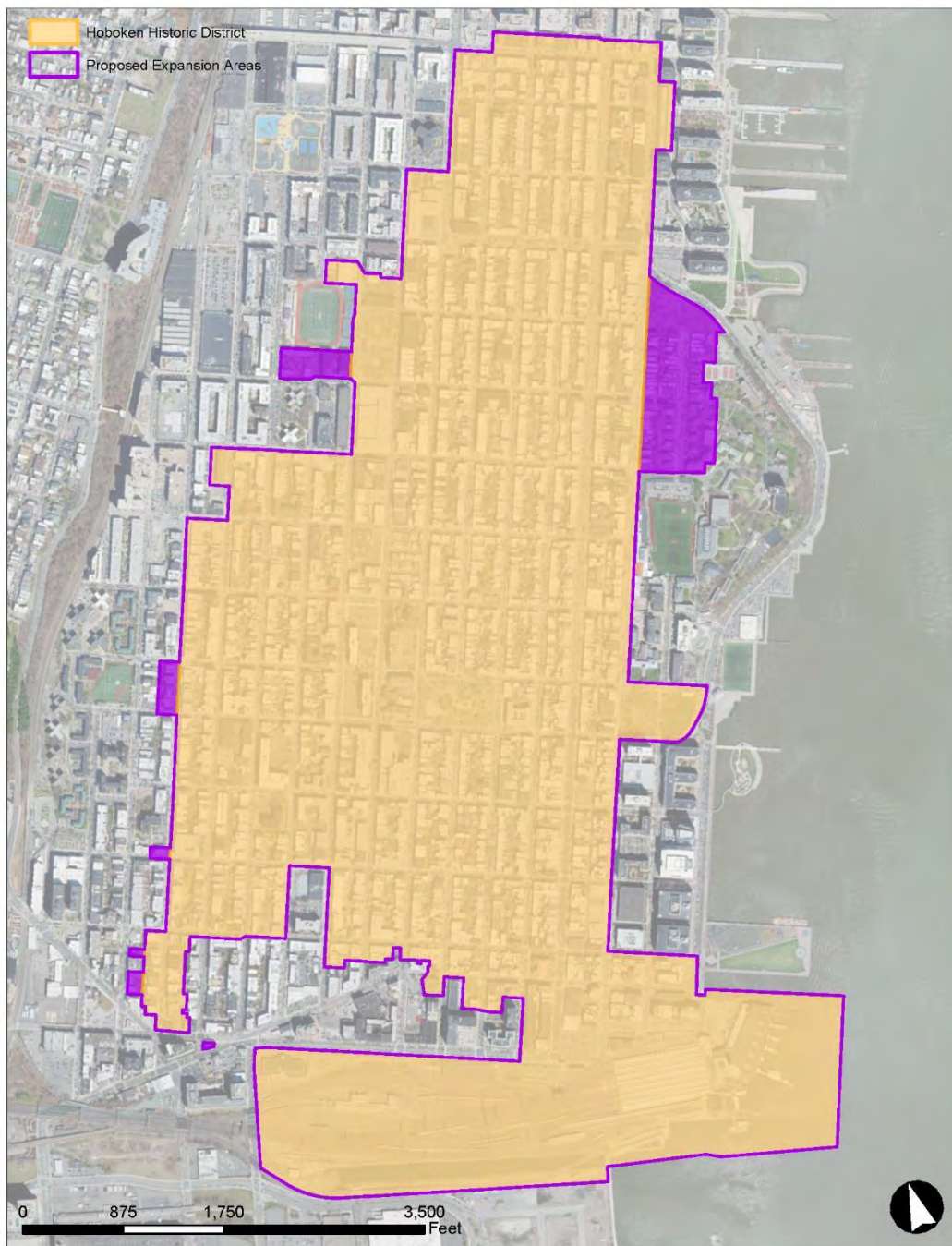


Figure 1a. Recommended areas of boundary increase for the Hoboken Historic District (AECOM 2019).

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)

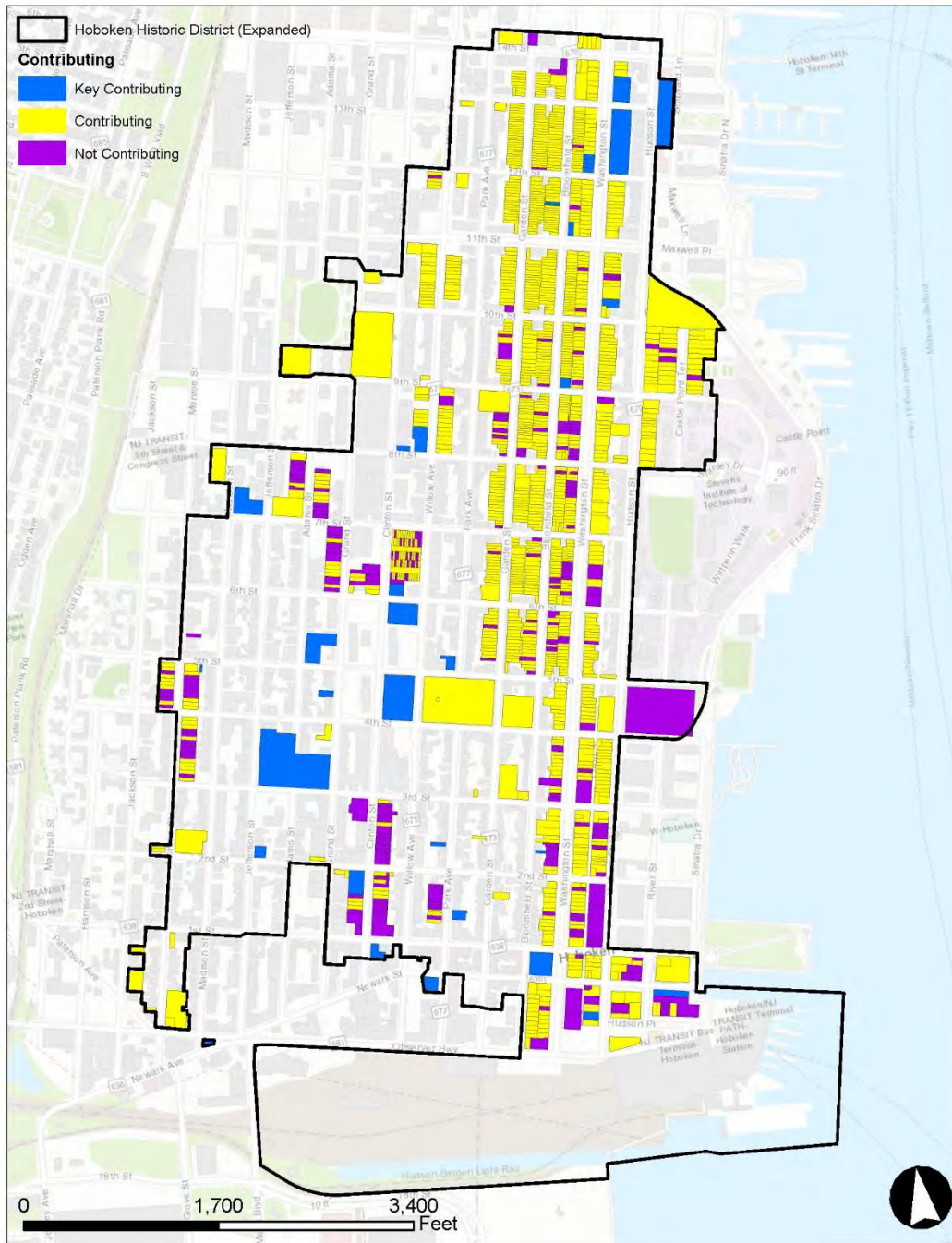


Figure 1a. Map of all identified and recommended statuses for resources located within the revised Hoboken Historic District boundaries (AECOM 2019).

CONTINUATION SHEET

Name: Hoboken Historic District (Boundary Increase 2019)



Figures 2-3. Location Map (left) and Site Map (right), roughly demarcating the boundaries of the expanded Hoboken Historic District.

Hoboken Historic District

Intensive-Level Architectural Survey
City of Hoboken, Hudson County, New Jersey

Intensive-Level

(Building Attachments + Property Eligibility Worksheets)

•	Former Temple Adath Emuno	-49739910
•	Odd Fellows Hall/Lining Store	197221314
•	Odenheimer House	204734930
•	Terminal Building	22815462
•	Columbia Club	234102910
•	710-712 Adams Street	304891377
•	1041 Bloomfield Street	402342413
•	Yellow Flats	-530786940
•	The Abbey	-706229816
•	Francis G. Himpler Residence	831738821
•	Norwegian Church	949788311
•	A.J. Demarest High Jr. High	-1077893634
•	Santa Febronia	-1142341343
•	1028 Willow Avenue	-1199666064
•	Community Church of God	1201257978
•	The Vestry	1455665637
•	Sea Bright Apartment Building	-1470738880
•	The Marguerite	-1591085019
•	Hudson Trust Company Building	-1681450154
•	Geismar-Meyer Co. Department Store	-2038151542
•	Elks Lodge No. 74	-2134378657

PROPERTY REPORT

Property ID: **-49739910**

Property Name: Former Temple Adath Emuno/Congregation Adas Emuno/Hankins Residence **Ownership:** Private
Address: 637-639 Garden ST **Apartment #:** **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	23
HUDSON	Hoboken		Newark	193	24.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The former Temple Adath Emuno encompasses two distinctive properties on the 600 block of Garden Street. The primary building, located at 637 Garden Street, is a two-story, three-bay, Gothic Revival-style sanctuary constructed in 1883. The facade is brick, clad in stucco, and flanked by modest stone towers. The steeply pitched, front-facing gable features a stone bargeboard with a unique "dripping" pattern. The building is fronted by a prominent, brownstone entry staircase with replacement stone cheek walls, and wrought iron stoop railings. The elevated and recessed main entry is composed of a modern, double-leaf, metal and glass door, flanked by fluted wood pilasters beneath a pointed arch, infilled with a carved wood design; the entry features a wide, largely unadorned, stone surround. A secondary, street-level entry is located on the southern portion of the facade. Fenestration includes replacement sash in original lancet openings on the first floor, and a round arched, Palladian window on the second floor. All windows feature thick stone band surrounds with drop ends. Alterations include replacement windows and doors; modified staircase and replacement railings; and removal of Jewish decorative motifs and original stained glass windows. No flood mitigation measures are evident, though one street-level entry has been infilled.

The secondary building, the former Hankins Residence, is located at 639 Garden Street. It is a three-story, two-bay, Second Empire-style rowhouse constructed ca. 1889. The facade is clad in brick with brownstone banding; the garden level is clad in rusticated brownstone.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

-49739910

Page 1

The building is fronted by a cast iron areaway fence, and a brownstone stoop with cast iron stoop rails and newel posts. The recessed main entry is composed of original, double-leaf, wood-paneled doors with a wood paneled jamb. The main entry sits beneath a heavy, pedimented brownstone hood with decorative brackets. A secondary, garden-level entry is located beneath the steps. Fenestration includes paired, one-over-one, replacement sash and glass transoms, set within the original opening on the first floor, and one-over-one replacement sash with glass transoms set within original openings on the second floor; all windows feature bracketed brownstone sills and projecting lintels with drop ends. A segmentally arched basement window is covered by a wrought iron grille. The mansard roof is clad with fish-scaled shaped slate shingles, and is accented by pedimented dormers with carved brackets and a decorative, bracketed cornice with end finials. Alterations are limited to replacement windows. No floor mitigation measures are evident (See Building Attachment).

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The 600 block of Garden Street was no exception, with a fully developed west side and a nearly complete east side by the time of the 1873 Hopkins Atlas. The Former Temple Adath Emuno at 637 Garden Street and its residential property at 639 Garden Street exist today at two of four undeveloped properties in the 1870s. The sanctuary - the first Jewish house of worship in the City of Hoboken - was built on land acquired by the nascent congregation from the Hoboken Land and Improvement Company in 1883. According to the Evening Journal in an 1883 article, "The Temple, although not a magnificent structure, is handsome, ample, and substantial." The residence was purchased by the congregation six decades later. When the congregation relocated north in 1967 to serve a migrating members, the sanctuary and its associated residential property were sold to the Metropolitan District of the Christian and Missionary Alliance. In the 1990s, both buildings were sold to a private developer who converted the house of worship into a mixed-use, residential property (See Property Eligibility Worksheet).

The former synagogue survives as a significant vestige of Hoboken's Jewish history. It retains integrity with its Gothic Revival details, such as the steep gabled roof, pointed arches, towers, and decorative window molding. Though alterations and interior modifications have precluded the resource's individual inclusion in the National Register of Historic Places, the resource maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Therefore, it is recommended that the former Temple Adath Emuno, and the former Hankins Residence be classified as contributing resources to the Hoboken Historic District (See Property Eligibility Worksheet).

Setting:

637-639 Garden Street is sited on a parcel (Block 193 Lot 24.01), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings form a cohesive block that is consistent with the heritage of the Hoboken Historic District (Figures 9, 10).

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

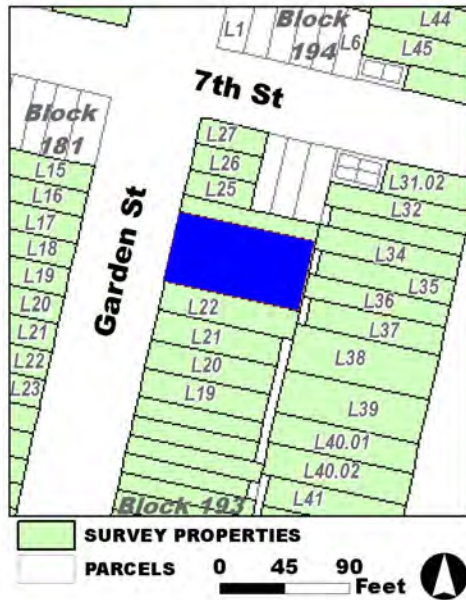
Organization: AECOM

Property ID:

-49739910

(Primary Contact)

Location Map:



Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

Page 3

(Primary Contact)

-49739910

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Jersey Journal	"Adas Emuno To Move To Ft. Lee," September 8, 1966.	1966	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Greenagel, Frank L.	"Adas Emuno Synagogue, Hoboken, Hudson County," [NJ Churchscape].	2001	
Google	GoogleEarth Streetview		
Edwards, Richard	"Industries of New Jersey: Hudson, Passaic and Bergen counties."	1833	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hoboken Historical Museum	"B+W photo of the exterior of the Odd Fellow's Hall, Washington St. bet.ween 4th & 5th Sts., no date, ca. 1870."		
Evening Journal	"Anniveresary of Hebrew Temple," April 13, 1904.	1904	
Jersey Journal	"Old Temple Is Sold in Hoboken," March 29, 1967.	1967	
Star-Ledger	"Gothic landmark site added to tour of Hoboken homes," September 24, 1980.	1980	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Jersey Journal	"City's Church History Had Start in 1832," April 1, 1955.	1955	
Santora, Rev. Alexander	"Faith Matters: Hoboken's United Synagogue celebrates 100th anniversary," [Jersey Journal] May 21, 2015.	2015	
Hoboken Advertiser	"Dedication of the Temple," April 21, 1883.	1883	
Bachmann, John	Birds Eye View of Hoboken	1860	
Hoboken Board of Trade	History of Hoboken	1907	
Evening Journal	"Temple 'Adath Emuno,'" April 15, 1883.	1883	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Jersey Journal	"Construction Set for Sanctuary," November 22, 1969.	1969	
Jersey Journal	"Adas Emuno Temple To Mark Anniversary," October 20, 1961,	1961	
Kraushar, Jon P.	"Church Becomes a Temple; Adas Emuno Home at Last," [The Record] October 29, 1971.	1971	
Hoboken Historical Museum	B+W photo of Temple Adath Emuno, Garden St. between 6th & 7th Sts., ca. 1910-1920.		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hoboken Historical Museum	"Notecard: Church building, 637 Garden St., Hoboken. Ink drawing by J.S. Watson, no date, circa 1975-1985."	1975	
Jersey Journal	"Farewell to a Synagogue," September 14, 1966.	1966	
Jersey Journal	"Hoboken Congregation Will Be 94 Years Old," October 20, 1965.	1965	
Wolfsen, Conrad	"More than one synagogue found its home in a forme church," [Jersey Journal Special, "Hudson's Jewish	1973	

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

Page 4

(Primary Contact)

-49739910

Heritage July 18, 1973.

Additional Information:

HPC LIST ID: 108

PARCEL DATA (BLDG_DESC: 3B-6U/2B-2U / FAC_NAME: / YR:)

NOTES: check historic relationship of #637 and #639

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1	Building	0	Bridge
0	Structure	0	Landscape
0	Object	0	Industry

Historic District ?

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

-49739910

Page 5

BUILDING ATTACHMENT

Common Name: 637 Garden Street

Historic Name: Temple Adath Emuno; Adas Emuno Congregation; Adath Emuno Synagogue

Present Use: Residential, permanent

Historic Use: Institutional, religious assembly

ConstructionDate: **Source:** Deeds, newspapers

Construction Start Date: **Construction End Date:** 1883

Style: Gothic Revival Vernacular Style?

Form: Other

Physical Condition:

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Unknown

Stories: 2

Exterior Finish Materials: Stucco

Bays: 3

Exterior Description:

The former Temple Adath Emuno located at 637 Garden Street is a two-story, three-bay, Gothic Revival-style building constructed in 1883 (Photograph 1). The facade is brick, clad in stucco, and flanked by raised stone end columns. Cross-gabled turrets with inset lancet panels and pinnacles sit atop each column (Photograph 2). The steeply pitched, front-facing gable features a stone bargeboard with a unique "dripping" pattern, a variation on the traditional drip mold. The building is fronted by a prominent, brownstone entry staircase with high replacement stone cheek walls and wrought iron stoop railings (Photograph 3). The elevated and recessed main entry is composed of a modern, double-leaf, metal and glass door, flanked by fluted wood pilasters beneath a pointed arch infilled with wood tracery; the entry features a wide, largely unadorned, stone surround (Photograph 4). A secondary, street-level entry is located on the southern portion of the facade. Fenestration includes replacement sash in original lancet openings on the first floor, set above recessed, corbelled panels, and a round arched, Palladian window on the second floor. All windows feature thick stone band surrounds with drop ends.

The former house of worship has undergone significant modifications in its 136-year history, which occurred either in the post-war period or in the late-20th century (Figures 9, 10). One early alteration, likely occurring in the post-war period, was the insertion of elaborate stained glass windows in the ground floor lancet openings. The stained glass windows, however, were removed at the end of the 20th century, and now feature sensitive vinyl replacement sash (Photographs 5, 6). Street-level openings have also changed over the years. The entry steps were originally flanked by pointed-arch windows on the façade at street level; yet by the 1978, the southernmost opening was enlarged into a street-level entrance. By 2018, the northernmost opening was entirely infilled, as was the character-defining arch of the southernmost opening. The doorway was also modified in the early-to-mid-20th century. The original door featured six narrow, vertical, wood-paneled components. At some point between approximately 1920 and 1970, the center four components were removed and replaced with wide, double-hung, wood paneled doors with carved Stars of David in the lower panels; the outer components remained intact. The original entry elements and the replacement doors were removed and replaced with wide metal and glass doors during the residential conversion.

The stoop itself is also a continuously modified feature. High cheek walls of smooth stone rubble replaced the original, low, stone block walls, and taller stone posts were added at some point after the 1920s. Between 1978 and 2018, the rough cheek wall material was parged with stucco. Modern infill suggests that at some point, the enlarged 20th century stoop included an additional, garden-level entrance on the north cheek wall. (Figure 7). Other alterations include parged exterior materials, and the removal of the original cast iron areaway fence. Finally, the pinnacles that were originally topped with Star of David finials remained with the building even after its conversion into a Christian ministry; however, these last pieces of Jewish iconography were removed around 1996 when the property was converted into residential use.

Interior Description:

Interior access not available at time of survey.

Alteration Dates:

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 6

Researcher: Samantha Kuntz

(Primary Contact)

-49739910

Organization: AECOM

Alteration(s):	Circa Date:	Date Range:	Source:
Use change	1996	to	Deeds; newspapers

Architect/Designer::

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

-49739910

Page 7

BUILDING ATTACHMENT

Common Name: 639 Garden Street

Historic Name: Henry H. Hankins Residence

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1889 **Source:** Deeds, historic maps

**Construction
Start Date:**

**Construction
End Date:**

Style: Second Empire

Vernacular Style?

Form: Semi-Detached

Physical Condition:

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 3

Exterior Finish Materials: Brick, Running Bond

Bays: 2

Exterior Description:

The former Henry H. Hankins Residence at 639 Garden Street is a three-story, two-bay, Second Empire-style rowhouse constructed ca. 1889 (Photograph 8). The semi-detached building shares a tax parcel with the former Temple Adath Emuno at 637 Street, located immediately north (Photograph 9). The facade is clad in brick with brownstone banding; rusticated brownstone defines the garden level. It is fronted by a cast iron areaway fence, and a brownstone stoop with cast iron stoop rails and newel posts. The recessed main entry is composed of original, double-leaf, wood-paneled doors with a wood paneled jamb. The main entry sits beneath a heavy, pedimented brownstone hood with decorative brackets. A secondary, garden-level entry is located beneath the steps. Fenestration includes a paired, one-over-one, replacement sash and glass transoms set within the original opening on the first floor and one-over-one replacement sash with glass transoms set within original openings on the second floor; all windows feature bracketed brownstone sills and projecting lintels with drop ends. A segmentally arched basement window is covered by a wrought iron grille. The mansard roof is clad with slate, fish-scale shingles and is accented by pedimented dormers with carved brackets and a decorative, bracketed cornice with end finials.

While alterations are largely limited to replacement windows, a review of documentation prepared on the building in 1978 reveals additional modifications have taken place at the garden level. Smooth brownstone cladding has been replaced with rusticated stone. The original, garden-level window openings has also been modified with a round arch opening and an iron grille.

Interior Description:

Interior access not available at the time of survey.

Alteration Dates:

Architect/Designer::

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

-49739910

Page 8

ELIGIBILITY WORKSHEET - Properties

Property ID -49739910

History:

The former Temple Adath Emuno (also referred to as the Adas Emuno Congregation and Adath Emuno Synagogue) was built in 1883 on the east side of the densely built 600 block of Garden Street. Prior to its construction, the row of Garden Street was nearly completely developed with attached residential resources - only four undeveloped properties remained in the 1870s (Figure 1). The former Temple Adath Emuno at 637 Garden Street, and the former Hankins Residence at 639 Garden Street - which has been associated with the temple since 1944 - exist today on two of those four properties. The synagogue holds several distinctions: it was built for the county's first Jewish congregation, it is the first permanent Jewish sanctuary in the City of Hoboken, and it is the city's first locally designated landmark (Star-Ledger September 24, 1980).

Adas Emuno Adas Emuno Congregation - the "first permanent Jewish organization in Hudson County" -officially organized on October 22, 1871 at the old Odd Fellows Hall at 277 Washington Street (Jersey Journal [JJ] April 1, 1955) (Figure 2). The Reform congregation was largely composed of Jews of German descent, and included many prominent members of Hoboken's business community (Evening Journal [EJ] April 16, 1883). Congregants of the newly formed religious organization met at the Odd Fellows Hall at 227 Washington Street (now 412 Washington Street, site of Property ID 197221314) from 1871 to 1874, at which point, they moved to a location on the 500 block of Bloomfield Street (Hoboken Board of Trade 1907:61). In 1883, the congregation relocated to Garden Street, where it would remain for eight decades (Figures 3, 4).

Temple Adath Emuno at 637 Garden Street became the first permanent location for the Adas Emuno Congregation, and the only purposefully built sanctuary for the surviving congregation. The temple's origin story is imbued with themes of religious tolerance and interfaith cooperation due to numerous reports crediting the Stevens family with providing land for the nascent congregation's home. Such accounts define the synagogue as an "example of 'Christian charity' [...] thanks to a land grant from the famed Stevens family of Hoboken, the congregation was able to build an edifice" (Wolfsen 1973). One newspaper article declares the building a "tribute to brotherhood for it was built on land donated by the Stevens family who were Christians" (JJ October 20, 1966), while yet another credits the entire city as "funds for the temple were gather[ed] by subscription from the entire population of Hoboken" (JJ April 1, 1955). However, contrary to these reports, no record of the donation could be found at this time. A deed signed on April 19, 1883 shows that Congregation Adas Emuno purchased the land at 639 Garden Street from the Stevens family's Hoboken Land and Improvement Company for \$2,500 (HCDB 378:234). Additional research is required to substantiate reports of the Stevens family's support.

Nonetheless, the temple symbolized a significant declaration of support for the Jewish community in Hoboken, which until that point had no permanent presence in the city. The Evening Journal reported in 1883 that "the temple, although not a magnificent structure, is handsome, ample, and substantial" (EJ April 16, 1883). Designed in the Gothic Revival style, Temple Adath Emuno was built detached from the rest of the row, and slightly set back from Garden Street (Figure 5). Though no mention of an architect was found in reports of its construction, the building bears a striking resemblance to the German Methodist Church (ca. 1879; Property ID 618181867) at 131-133 Garden Street, which shares the temple's steep parapet, corbelled drip mold cornice, and pointed towers (Figure 6). Notable stained glass windows, "gifts from members in memory of their departed," were installed the following century (JJ October 20, 1961). During the mid-20th century, member migration out of Hoboken prompted the creation of satellite services throughout Hudson County. (JJ September 14, 1965). After years of supporting a dispersed congregation, the temple announced that it would be leaving the city "because practically the entire membership has moved to either North Hudson or Eastern Bergen County, this move was necessitated," (JJ September 9, 1966). The final service was held on September 9, 1966. On May 1, 1967, ownership of Temple Adath Emuno officially transferred to the Metropolitan District of the Christian and Missionary Alliance (MDCMA) for \$1 (HCDB 3016:1185). The Jersey Journal reported that "the growing Spanish speaking population in Hoboken prompted the MDCMA to seek a place of worship for its Spanish speaking followers" (JJ March 1, 1967). Despite conversion to a Christian place of worship, the building retained significant motifs connecting the property to its Jewish origins (Figure 7). Documentation of the building in the 1978 architectural survey confirmed retention of the Star of David motif on towers, doors, and stained glass (Zingman vol. 3 1978) (Figure 8). These character-defining features remained until around 1996, when the property was sold to a private developer for reuse as a multi-family residence (HCDB 5227:168). Significant symbols of Jewish heritage were removed in the rehabilitation process; however, pieces of stained glass from Adath Emuno can be found today at Hoboken's United Synagogue, which utilized the materials to restore its own windows during centennial anniversary celebrations in 2015 (Santora 2015).

Hankins Residence

The former Temple Adath Emuno property also includes the residential rowhouse located at 639 Garden Street. In 1888, Hoboken businessman Henry H. Hankins purchased one of the four undeveloped parcels on the east side of Garden Street from the Hoboken Land and Improvement Company (HCDB 589:574). Hankins was a noted lumber dealer with a storefront at 229 Washington Street in

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

-49739910

Page 9

(Primary Contact)

the late 18th century. According to one report detailing his services and reputation:

"One of the popular, old-established business men of Hoboken is Mr. Henry H. Hankins, who is largely engaged in business as a dealer in lumber, hardware, nails, rope, etc. Mr. Hankins established this business in 1857, and from that date has always conducted a lucrative trade, which extends throughout the city and the adjoining neighborhood. [...] He possesses business qualifications of the highest order, and is noted for his enterprise, public spirit, and liberality" (Edwards 1883:919).

A three-story, semi-detached, Second Empire-style rowhouse was constructed during Hankins's ownership. It first appears on the 1891 Sanborn Fire Insurance Map as a three-story masonry building with a projecting rear bay (Sanborn 1891). The property would remain within the Hankins family until 1944, when Congregation Adas Emuno acquired it from the Hankins's estate for \$7,000 (HCDB 2073:130). The former temple at 637 Garden Street and residence at 639 Garden Street have thus remained part of the same property for nearly 75 years.

Statement of Significance:

The property containing the former Temple Adath Emuno and associated Henry H. Hankins Residence is locally significant as the earliest Jewish house of Worship in the City of Hoboken, and for its association with the Adas Emuno Congregation, the first organized Jewish congregation Hudson County. However, the loss of integrity over the last four decades has irretrievably diminished the resource's capacity to convey that connection, and thus impacts the contributions to the broad patterns of local or regional history, and the association with persons significant to the past (Criterion A and B, respectively). While the Gothic Revival style remains legible, it does not embody distinctive characteristics of a type, period, or method of construction (Criterion C). Nor is there evidence to suggest that the property may be likely to yield information important to history or prehistory (Criterion D). As such, the former Temple Adath Emuno and Henry H. Hankins Residence are not recommended eligible for listing on the National or New Jersey Registers of Historic Places. Though the resource lacks individual significance, it does contribute to the significance of the Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017).

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The property is associated with a critical moment in Hoboken's sociocultural history when the Jewish community first established itself and constructed a building in which to practice and display the Jewish faith. It retains integrity of location and setting at its position on the dense row of the 600 block of Garden Street, as well as integrity of materials, style, and workmanship in its form. However, the temple no longer conveys an association with the community for which it is most significant. Though it maintained a connection to its origins throughout most of the 20th century - despite physical modifications, the migration of the Adas Emuno Congregation out of Hoboken, and even reuse by a Christian faith - the building at 637 Garden Street has lost substantial components in recent decades, most notably through its conversion to residential use at the end of the 20th century. Key indicators that allowed the building to evoke Jewish heritage were removed in the process, including the memorial stained glass windows and the Star of David motif throughout the facade. These alterations contribute to an overall loss of the integrity of feeling. The building today is still legible as a religious structure; however, its origin as a Jewish synagogue is indiscernible.

Total Number of Attachments: 1

List of Element Names: Dwelling, (former) Religious Structure

Narrative Boundary Description:

The boundary of the property at 637-639 Willow Avenue is defined by its legal tax parcel (0905-193-23). It is bounded by Garden Street to the west and distinct parcels to the north (0905-193-24.01), south (0905-193-22), and east (0905-193-35; 0905-193-36; and 0905-193-37).

Date Form Completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

-49739910

CONTINUATION SHEET

Property ID: -49739910

Property Name: Former Temple Adath Emuno / Congregation Adas Emuno / Hankins Residence

Address: 637-639 Garden Street

Chain of Title:

637-639 Garden Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
12/23/1997	M & W Development, LLC	637-9 Gardens, LLC	5227:168	\$1	637 and 639 Garden St
11/15/1996	Spanish Eastern District of the Christian and Missionary Alliance	M & W Development, LLC	5066:297	\$325,000	637 and 639 Garden St
7/13/1993	Iglesia Evangelica of the Christian and Missionary Alliance of Hoboken, Inc.	Spanish Eastern District of the Christian and Missionary Alliance	4618:79	\$1	637 and 639 Garden St
1/25/1993	Metropolitan District of the Christian and missionary Alliance	Iglesia Evangelica of the Christian and Missionary Alliance of Hoboken, Inc.	4576:37	\$1	637 and 639 Garden St
5/1/1967	Congregation Adas Emuno of Hoboken	Metropolitan District of the Christian and Missionary Alliance	3016:1185	\$1	637 and 639 Garden St
7/27/1944	Kate A. Mial (executrix)	Congregation Adas Emuno of Hoboken	2073:130	\$7,000	639 Garden St; Subject to existing lease to Louis T. and Anna M. Hahn ex. 7/1/1945
12/29/1888	Hoboken Land Improvement Co.	Henry H. Hankins	589:574	\$1,000	639 Garden St
4/19/1883	Hoboken Land Improvement Co.	Congregation Adas Emuno	378:234	\$2,500	637 Garden St

Survey Name: Hoboken City Architectural Survey 2018 Date: 1/21/2019
 Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)
 Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910

Photographs:



Photograph 1. Primary elevation of the former Temple Adath Emuno, view east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910



Photograph 2. Detail view of cross-gabled turrets with inset lancet panels and pinnacles flanking the property.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910



Photograph 3. Extended brownstone entry stoop.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910



Photograph 4. View of main entry, with replacement doors set into original opening with intact wood tracery and fluted pilasters.

Survey Name: Hoboken City Architectural Survey 2018

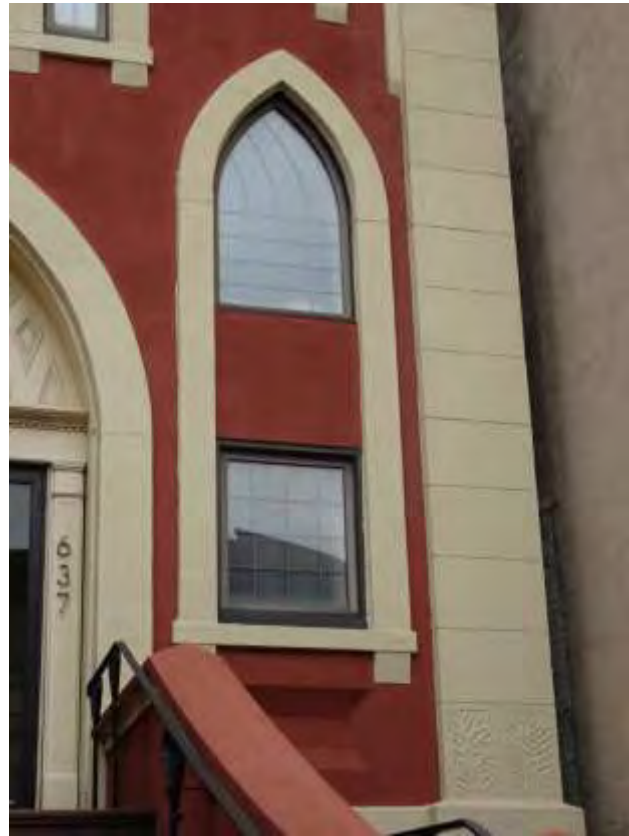
Date: 1/21/2019

Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910



Photographs 5, 6. Replacement sash set into original openings, replacing significant stained glass elements.



Photograph 7. Street-level modifications include infill of openings on the façade and introduction of utilities on the stoop.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910



Photograph 8. Front elevation of the former Harry H. Hankins Residence at 639 Garden Street, which has been part of the former Temple Adath Emuno property since 1944. View east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910



Photograph 9. View of the Hankins Residence's south elevation, showing the proximity to the former Temple Adath Emuno.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910



Photographs 10, 11. Views of the east side of the 600 block of Garden Street; view looking northeast (top) and view looking southeast (bottom).

CONTINUATION SHEET

Property ID: -49739910

Maps and Figures:

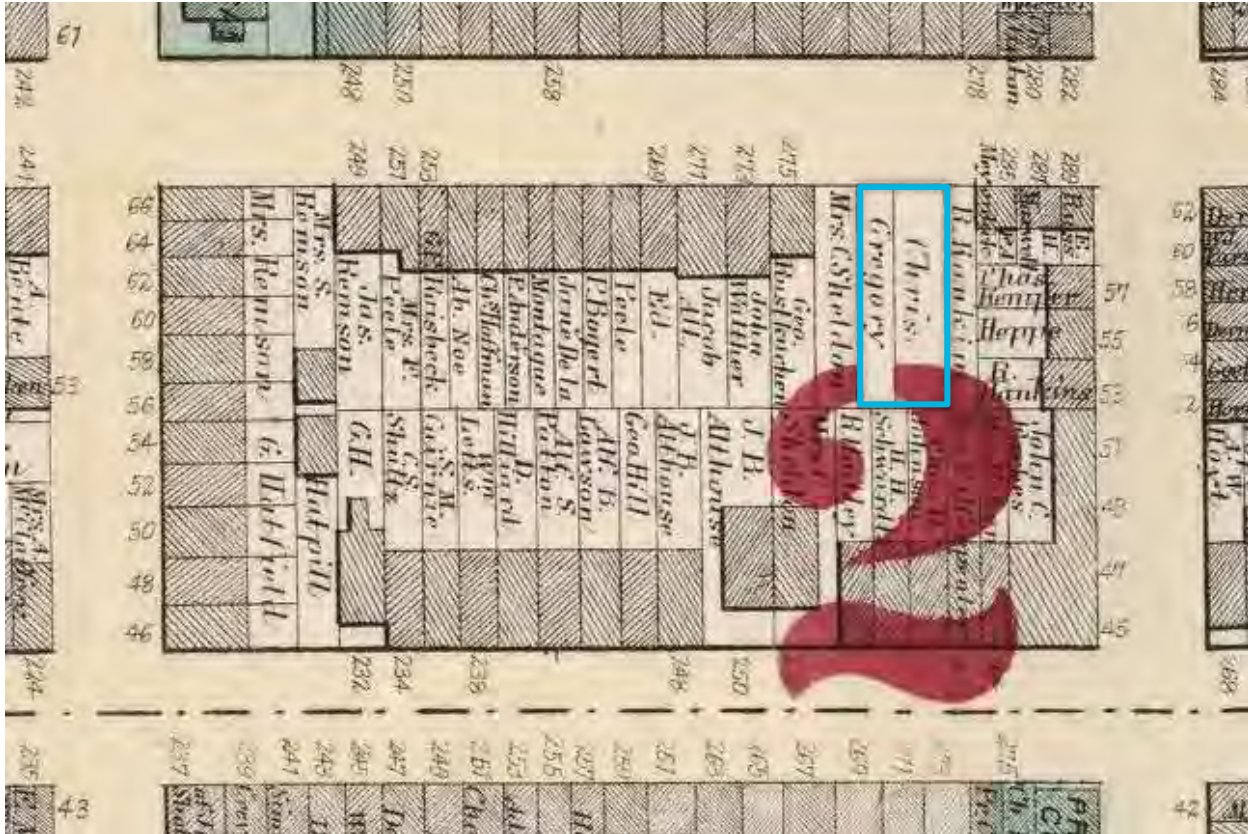


Figure 1. Undeveloped parcels of 637 and 639 Garden Street in 1873, as shown in G.M. Hopkins' *Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans*, Plate D (Source: David Rumsey Historical Map Collection).

CONTINUATION SHEET

Property ID: -49739910



Figure 2. The former Odd Fellows Hall at 227 Washington Street (now 412 Washington Street, site of the Lining Store, Property ID 197221314), where Congregation Adas Emuno formed in 1871. The congregation remained in this flex space (shown here ca. 1870) until 1874 (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910

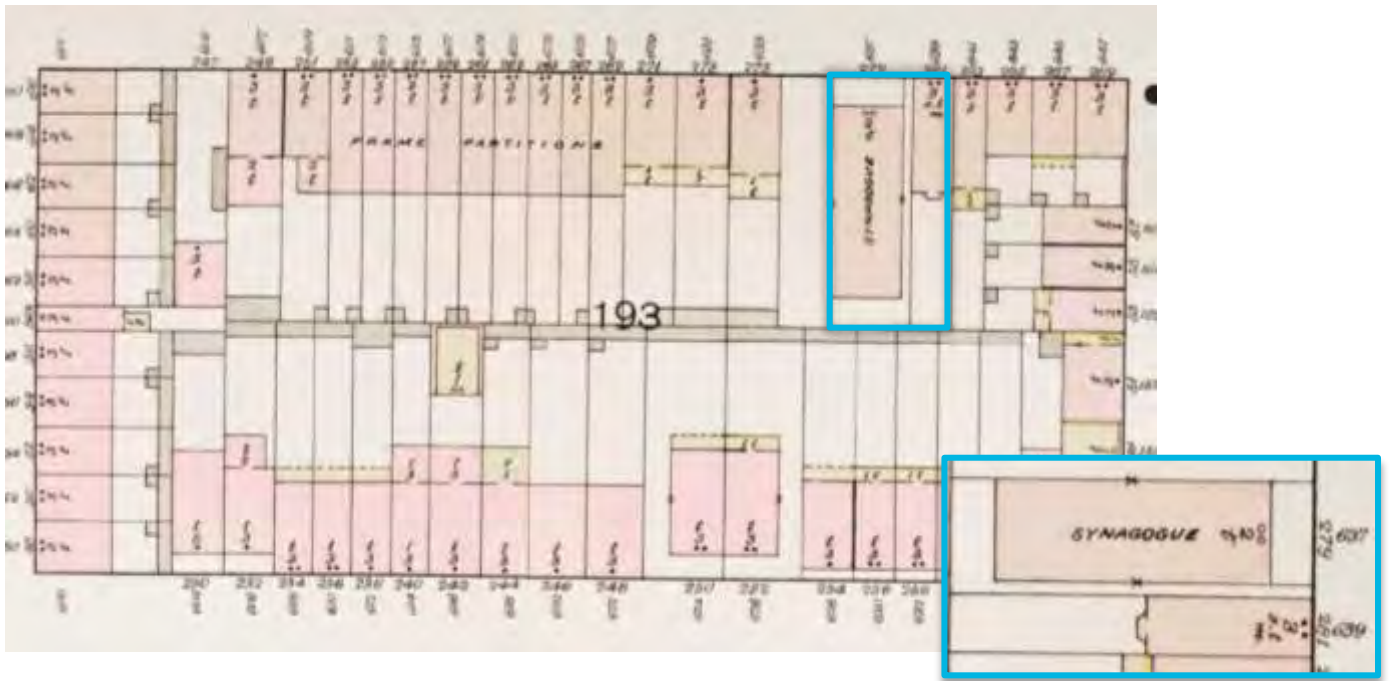


Figure 3. Temple Adath Emuno (1883) and the Hankins Residence (ca. 1889) as recorded by the *Insurance Maps of Hudson County New Jersey*, Vol. 7, by the Sanborn-Perris Map Co. in 1891, sheet 9 (Source: Princeton University).

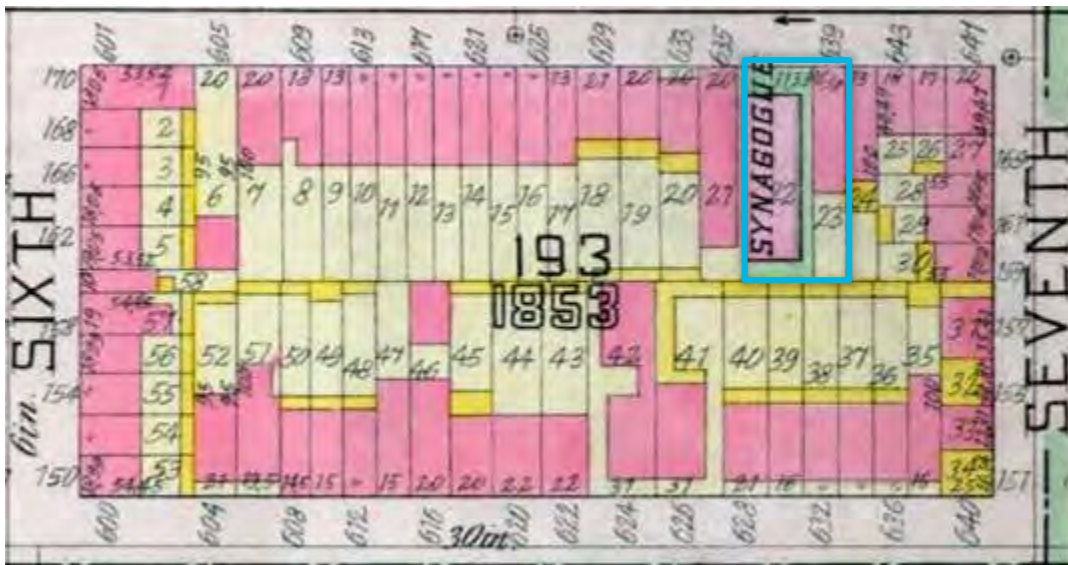


Figure 4. G.M. Hopkins' *Atlas of Hudson County* in 1909 showing the Temple and residence now part of a fully developed block (Source: Historic Map Works).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910



Figure 5. Photograph taken ca. 1910s-1920s while still in use by Congregation Adath Emuno (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910



Figure 6. Photograph of the ca. 1879 German Methodist Church/St. Matthew's Baptist Church at 131-133 Garden Street (Property ID 618181867; locally designated) in 1933. Note the similarities between 637 Garden Street (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Courtney Clark (surveyor); Samantha Kuntz (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -49739910



Figure 7. Sketch of 637 Garden Street ca. 1975-1985 by J.S. Watson (Source: Hoboken Historical Museum, Mel Kiernan Collection).

CONTINUATION SHEET

Property ID: -49739910



Figure 8. Documentation from the 1978 *Hoboken New Jersey: A Physical and Social History, Vol. 3* (Source: NJ HPO).



Figures 9, 10. Side-by-side comparison of the former Temple Adath Emuno and 639 Garden Street, illustrating four decades of change from 1978 (left) and 2019 (right) (Source: NJ HPO; AECOM).

replacement hooded entablature lintels. The second floor features arched windows with stone sills containing paired one-over-ones replacement sashes topped with a fan pattern-motif. Fenestration on the upper stories consists of grouped windows with stone sills and lintels containing replacement one-over-one sashes. While the entire facade of the building has been rebuilt, alterations include a replacement storefront, modern fan lights, faux-historic terra cotta ornamentation, and replacement doors and sashes. Additional alterations to this building include a set-back penthouse level, insertion of a multi-story lightwell on the north elevation, and replacement sashes and doors on the rear elevation. No exterior flood mitigation measures are evident. (See Building Attachment)

The Odd Fellows Hall was completed in 1854 as one of the earlier substantial buildings on this block of Washington Street. At the time of its construction it was one of the largest structures in Hoboken and dominated this area of Washington Street. The building was substantially expanded in 1881, with the addition of an extra floor and frame rear addition. This rear addition burned in 1893 and was subsequently replaced with a brick rear wing. The building suffered another significant fire in 1911 which heavily damaged the Washington Street half of the structure, and one in 1914 which left a charred shell. The property was sold to local merchant Max Z. Hurwitz, who rebuilt the structure with a Beaux Arts facade and located his Lining Store dry goods business on the ground floor. The Odd Fellows continued to use the building, sometimes called New Odd Fellows Hall, until 1918, when it was seized by the U.S. government for military use during World War I. After the war, it was home to the Lining Store and the Palace Garden dance hall, though it suffered another damaging fire in 1923. Hurwitz leased the storefront and basement to the W. T. Grant Co. variety store chain, which had a store located in the building until 1957. In that year, the building was renovated and became home to Queen's Department Store. A circus school was opened on the second floor in 1979, but in the mid 1980s the building underwent conversion into condominiums. It was heavily altered, with the construction of a set-back penthouse level, insertion of a lightwell on the north side, and faux historicization of some ornamental details on the facade. (See Property Eligibility Worksheet)

The Odd Fellows Hall/Lining Store building at 412 Washington Street (also referred to as 413-415 Bloomfield Street) has undergone significant alterations, including the installation of replacement storefronts; replacement sashes; replacement entries on the west elevation; construction of a set-back penthouse; the insertion of a large lightwell on the north side, and the false historicization of modern ornamental details. Despite this, its massing, general facade organization, and decorative elements, such as the terra cotta ornamentation, store lettering, and cornice survive. It contributes to the architectural fabric of the commercial block where it sits, as well as the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that the Odd Fellows Hall / Lining Store be classified as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

The Odd Fellows Hall / Lining Store building at 412 Washington Street is sited on a parcel (Block 203 Lot 8), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with commercial first floors.

Registration and Status Dates:

National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

- Eligibility Worksheet included in present survey? Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

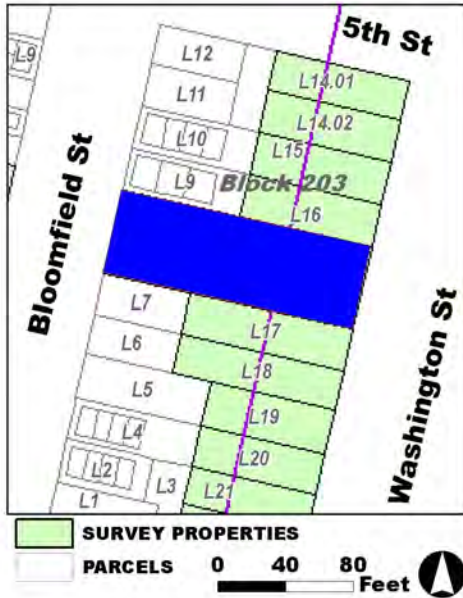
Property ID:

(Primary Contact)

197221314

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

(Primary Contact)

Property ID:

197221314

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Jersey Journal	"Hoboken Net Team Hopes to Conquer Original Celtics," January 3, 1928, 14.	1928	
Jersey Journal	"New Hurwitz Store Opens Tomorrow," October 8, 1926, 3.	1926	
Jersey Journal	"Building Contracts," August 24, 1915, 10.	1915	
Newark Daily Advertiser	"The new Odd Fellows Hall...", June 23, 1854, 2.	1854	
Jersey Journal	"Susquehanna Tribe Plans Big Pow-Wow," March 24, 1927, 4.	1927	
Evening Journal	"Fire Threatened Odd Fellows' Hall," May 14, 1908, 6.	1908	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Diamond, Randolph	"Their school will be 3-ring circus" [Jersey Journal] June 28, 1979, 2.	1979	
Jersey Journal	"Thrilling Rescues Mark Fire That Completely Guts Odd Fellows' Hall, Hoboken," December 21, 1914, 1, 5.	1914	
Jersey Journal	"Firemen Hurt As blaze Hits Hoboken Store," January 16, 1931, 15.	1931	
Bachmann, John	Birds Eye View of Hoboken	1865	
Jersey Journal	"Odd Fellows' Hall Sold to Merchant," February 25, 1910, 10.	1915	
Jersey Journal	"Retiring From Business!" [Jersey Journal] January 16, 1928, 7.	1928	
Jersey Journal	"Odd Fellows to Celebrate," September 16, 1915, 4.	1915	
Jersey Journal	"Happenings in Hoboken," January 6, 1915, 2.	1915	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Lining Store	"An Invitation to the People of Hudson and Bergen Counties," [Jersey Journal] September 28, 1923, 16.	1923	
Jersey Journal	"Lady Puritans Give a Hosiery Display at Fire," January 19, 1918, 8.	1918	
Jersey Journal	"Odd Fellows in Convention," May 7, 1918, 9.	1918	
Jersey Journal	"Odd Fellows' Hall Sold to Merchant," February 25, 1910, 10.	1915	
Jersey Journal	"Croatsians to Have Dance Tomorrow," March 7, 1931, 2.	1931	
Queen's Department Store	"Expansion Watch Bands," [Jersey Journal] April 5, 1956, 6.	1956	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Daily News	"100 Rescued," January 30, 1923, 1.	1923	
Jersey Journal	"To Erect New Hall on Odd Fellows Site," March 22, 1915, 6.	1915	
Jersey Journal	"Odd Fellows' Hall is Transferred," March 31, 1915, 2.	1915	
Rutgers University Libraries	"Odd Fellow Hall, West side of Washington Street bet 4th & 5th Streets. (Evidence of a fire) 1915"	1915	

Survey Name: Hoboken City Architectural Survey 2018**Property ID:**

Page 4

Researcher: Samuel Pickard (Primary Contact)

197221314

Organization: AECOM

G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909
White, John H	Introduction to The Illustrated History of Odd Fellowship	1916
Hurwitz Department Stores	"Dollar Day Saturday!" [Jersey Journal] May 27, 1927, 2.	1927
Hoboken Advertiser	"Opening Night," October 29, 1881, 2.	1881
Jersey Journal	"Grant Co. To Open 2 New Jersey City Stores Saturday," May 9, 1928, 9.	1928
Daily Telegraph	"The new Odd Fellows Hall...", June 23, 1854, 2.	1854
Jersey Journal	"Motion Picture Men Will Feast," May 1, 1916, 4.	1916
Jersey Journal	"M. Z. Hurwitz Opens Store on Jackson Ave.," April 2, 1927, 15.	1927
Jersey Journal	"Excelsior Lodge Has Barn Dance," November 17, 1917,	1917
Kalman, Victor	"Training for the circus with 2 Russian masters," [Sunday Star-Ledger] August 26, 1979, section 2, 1, 6.	1979
Jersey Journal	"Hurwitz Leases Hoboken Building," January 26, 1917, 12.	1927
Queen's Department Store	"Announcing Queen's New Enlarged Appliance Dept.," [Jersey Journal, Hudson City edition], July 21, 1976, 8.	1976
Jersey Journal	"U. S. Seizes Hoboken Odd Fellows' Hall," July 6, 1918, 5.	1918
Evening Journal	"Gutted By Flames," November 17, 1893, 6.	1893
Bachmann, John	Birds Eye View of Hoboken	1860
Hoboken Historical Museum	"Hand-colored engraved view of Washington Street between Fourth and Fifth Streets showing the Armory at 412-414, Hoboken, circa 1856"	1856
Nationwide Environmental Title Research, LLC	Historic Aerials	1979
Whirlpool Home Appliances	"Limited Time Offer!" [Jersey Journal] May 26, 1977, 15.	1977
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856
Jersey Journal	"Fraternity Lodge Meets in New Home," September 25, 1920, 4.	1920
Nationwide Environmental Title Research, LLC	Historic Aerials	1987
Jersey Journal	"Fire Guts Big Hall in Hoboken," December 16, 1911, 1, 6.	1911
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881
Emery and Emery, George and J. C. Herbert	A Young Man's Benefit: The Independent Order of Odd Fellows and Sickness Insurance in the United States and Canada, 1860-1929	1999
Jersey Journal	"Use Ladders to Rescue Girls As Fire Traps 200 Dancers," January 29, 1923, 1, 4.	1923
Jersey Journal	"Mohr Post Plans Housewarming," January 14, 1937, 18.	1937
Jersey Journal	"Castle Point Chapter, O. E. S.," February 1, 1918, 10.	1918
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 5

(Primary Contact)

197221314

Sunday Record	"Hoboken, 412 Washington St," December 5, 1982, G26.	1982
Plainfield Courier-News	"Firemen Plunged In Blazing House When Roof Breaks," Plainfield Courier-News	1931
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932
Farrell, Jack	"Uzcludun Offered Chance at Tuffy at Garden Oct. 18," Daily News [New York]. September 14, 1929, 31.	1929
W. T. Grant Co.	"Hoboken Last 3 Days," [Jersey Journal] January 16, 1957, 4n.	1957
Jersey Journal	"Queen's Expands: Opens First Dept. Store In Hoboken," February 25, 1957, 12.	1957
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938
Real Estate Record and Builders Guide	"Plans Figuring"	1915
Hurwitz Department Stores	"Jersey City's Newest Department Store" [Jersey Journal] January 12, 1927, 2.	1927
Google	GoogleEarth Streetview	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1910)

NOTES:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 6

(Primary Contact)

197221314

BUILDING ATTACHMENT

Common Name: Lining Store

Historic Name: Odd Fellows Hall/Lining Store

Present Use: Commercial, shopping

Historic Use: Mass assembly, social or cultural

ConstructionDate: **Source:**
Construction Start Date: **Construction End Date:** 1854

Style: Beaux Arts Vernacular Style?

Form: Other **Physical Condition:** Good

Type: **Remaining Historic Fabric:** Low

Roof Finish Materials: Unknown **Stories:** 4.5

Exterior Finish Materials: Terra Cotta **Bays:** 3

Exterior Description:

The Odd Fellows Hall/Lining Store at 412 Washington Street (also known as 413-415 Bloomfield Street) is a four-and-one-half-story, three-bay, Beaux Arts-style mixed use structure built in 1915 and likely incorporating portions of a structure dating back to 1854. The façade is clad in terra cotta and features a fire escape located in front of the center bay. The first floor contains a modern storefront with an off-center entry containing a double-leaf, wood and glass door. The storefront features large display windows and paneled pilasters (see Photograph 3). A recessed entry to the upper floors of the structure is located to the south side of the facade and contains a double-leaf glass plate door with a transom (see Photograph 4). Squared pilasters with Corinthian capitals flank each of the bays between the second and fourth floors of the structure. Fenestration includes paired windows in each bay containing one-over-one replacement sashes separated by smaller pilasters with Corinthian capitals. Above both the second and third floor windows are terra cotta panels with ornamental motifs of a heraldic shield surrounded by a laurel wreath. Above the fourth floor windows are modern fanlights, with the northernmost fanlight missing two of its panes of glass (see Photograph 5). The building is capped with a frieze displaying the terra cotta letters "THE LINING STORE" (see Photograph 9) The flat roof is accented by a decorative terra cotta cornice (see Photograph 8).

The rear (west) elevation fronts on Bloomfield Street, is three bays wide, and features a fire escape (see Photograph 10). Clad in decorative brickwork, the elevation features three entrances, all of which contain fiberglass or metal replacement doors and are topped with replacement hooded entablatures. Fenestration on the first floor consists of windows with replacement three-part casement sashes, stone sills, and replacement hooded entablature lintels. The second floor features arched windows with stone sills containing paired one-over-ones replacement sashes topped with a fan pattern-motif. Fenestration on the upper stories consists of grouped windows with stone sills and lintels containing replacement one-over-one sashes. While the entire facade of the building has been rebuilt, alterations to this facade include a replacement storefront; modern fan lights; faux-historic terra cotta ornamentation; and replacement doors and sashes. Additional alterations to this building include a set-back penthouse level; insertion of a multi-story lightwell on the north elevation; and replacement sashes and doors on the rear elevation. No exterior flood mitigation measures are evident.

Interior Description:

No access.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to 1881	Newspapers, maps, photographs
Use change		to 1957	Newspapers, photographs
	1985	to	
Rehabilitation	1923	to	Newspapers, photographs

Survey Name: Hoboken City Architectural Survey 2018

Property ID: Page 7

Researcher: Samuel Pickard

(Primary Contact)

197221314

Organization: AECOM

Rehabilitation 1912 to Newspapers
Rehabilitation 1931 to Newspapers
Physical alteration 1894 to Newspapers, maps
Physical alteration to 1915 Newspapers, photographs

Architect/Designer::

Type:	Name:	Person/Firm Description:
Architect	Fagan & Briscoe	Architectural firm

Date form completed: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

(Primary Contact)

Property ID:

197221314

Page 8

ELIGIBILITY WORKSHEET - Properties

Property ID 197221314

History:

The Lining Store Building is built on the site and likely incorporates portions of Hoboken's original Odd Fellow's Hall. The site at 412-414 Washington Street in Hoboken was acquired by the Columbia Lodge No. 63 of the Independent Order of Odd Fellows (IOOF) for \$4,000 in November 1853, toward the beginning of the block's development (Hudson County Deed Book [HCDB] 33:679). Growing out of an English group, the American-based IOOF, often known simply as the Odd Fellows, was founded in 1819 and was among the large number of friendly or fraternal societies to emerge during the 19th century such as the Knights of Pythias (KoP), Benevolent and Protective Order of Elks (BPOE), and the Improved Order of Red Men (IORM). The Odd Fellows, like other groups, had its own lodges and halls, and in addition to serving a social role, granted monetary funerary benefits to deceased members, as well as weekly payments to those members' next of kin (White 1916:1-2; Emery and Emery 1999:3, 21). The Columbia Lodge quickly erected their Odd Fellows Hall and dedicated it on June 21, 1854. The map of Hoboken published in 1856 by Hufnagel and Hexamer (see Figure 1) depicts the hall as a brick structure extending to the rear of the Washington Street lot with two bays on each of the front corners. A circa 1855 lithograph in the possession of the Hoboken Historical Museum (see Figure 2) shows the hall to be two-and-one-half stories in an Italianate-style with twin octagonal towers; arched windows; a front-gable roof; and a large dome. In John Bachmann's 1860 bird's eye view of Hoboken (see Figures 3 and 4) the structure dwarfs all other surrounding buildings (Daily Telegraph 1854; Newark Daily Advertiser 1854; Hufnagel and Hexamer 1881; Hoboken Historical Museum 1856; Bachmann 1860).

The Odd Fellows Hall was expanded and extensively renovated in 1881. In the lead-up to the reopening of the hall, the Hoboken Advertiser wrote that the structure "has been vastly improved, not only in appearance, both outside and in, but much more conveniently arranged, the rooms changed and made larger. Instead of the narrow and winding staircase and small hallways of former years, the main entrance is broad and spacious, extending almost the entire length of the building, which is deeper than heretofore, and wide and roomy stairway at the rear connect each floor of the building. The new lodge rooms on the top floor are perfect models of their kind..." (Hoboken Advertiser 1881). It was at this point that the full third floor was added to the structure (see Figures 5 and 8). The building is depicted as a three-story structure in the 1891 Sanborn-Perris fire insurance atlas (see Figure 9), with the centralized stairwell and portions of the building occupying the Washington Street lots constructed of brick, and the rear portion fronting on Bloomfield Street featuring frame construction (Sanborn-Perris Map Co. 1891:8; Jersey Journal 1911b).

By the latter part of the 19th century, the hall was not only used by the Odd Fellows, but by a number of friendly and fraternal societies, including the well-known Masons, the more obscure Knights of Honor, and at least three singing societies. Photographs from the era depict storefronts on the first floor. The building was recognized as "one of the largest and oldest public halls in the state," and "the scene of innumerable political conventions and public gatherings of all kinds" (Evening Journal 1893). It was after one such public gathering, on November 17, 1893, that a fire began in the frame rear annex and caused extensive damage to the hall and adjoining structures on Bloomfield Street (Evening Journal 1893). The building was rebuilt -- now entirely of brick, as can be seen in an atlas of Hudson County published by G. M. Hopkins Co. in 1909 (G. M. Hopkins Co. 1909:5; see Figure 12). The hall suffered a small fire from a defective flue in May 1908, but quick action from the fire department extinguished the flames (Evening Journal 1908c). Another fire on the morning of December 15, 1911 was not so quickly dealt with. This time, the front section of the structure was gutted, with the newer brick rear portion only suffering water damage. The building's ballroom and Odd Fellows meeting rooms, along with their paraphernalia, were destroyed. While meeting rooms used by other groups were spared, more than a dozen groups found themselves temporarily without a meeting place (Jersey Journal 1911b).

The Odd Fellows Hall was once again rebuilt, with rooms rented out to other groups, for a dance hall, and even a café. On December 21, 1914 however, fire again struck the hall, with the Jersey Journal reporting afterward that "The walls of the building still stand, but the interior is cleanly gutted by flames," (Jersey Journal 1914). The Odd Fellows called it quits, and in spring 1915 sold the property and the building's remains to the Hurwitz Realty Company, owned by Washington Street dry goods merchant Max Z. Hurwitz. A photograph dated 1915 in the collections of the Hoboken Public Library (see Figure 13) depicts the Odd Fellows Hall right after this sale, with visible charring on its façade and a sold sign on its fire escape (Jersey Journal 1915a; Jersey Journal 1915b; Rutgers University Libraries 1915).

In mid-March 1915, the Jersey Journal reported that Hurwitz had announced plans to erect a new structure on the site. The fireproof building would feature a terra cotta façade with four large columns. The ground floor would be occupied by a department store while another floor would be home to a dance hall. Designed by the Hoboken architectural firm Fagan & Briscoe, the building was predicted to be "One of the finest buildings in Hudson County from an aesthetic point of view" (Jersey Journal 1915d; see Figure 14). Despite the reports in the Jersey Journal that a new structure would be erected, according to the Real Estate Record and Builders Guide, the project simply involved alterations to the existing structure. Additionally, an article in the Journal three years later referred to the Hurwitz's building as if it were one in the same with the preceding Odd Fellows Hall. Regardless of whether the building was partially or entirely rebuilt, the new, Beaux Arts façade bears little resemblance to its Italianate predecessor (Jersey Journal 1915c;

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

197221314

Page 9

(Primary Contact)

Jersey Journal 1915d; Jersey Journal 1915e; Jersey Journal 1915f; Jersey Journal 1918a; Real Estate Record and Builders Guide 1915).

By mid-September 1915, the Odd Fellows were able to occupy lodge rooms in the building and Hurwitz moved his Lining Store dry goods business into the first floor, by the summer of 1918, though it occupied a relatively standard-size Washington Street storefront. While a period photograph clearly displays the lettering "The Lining Store" in terra cotta, the structure appears to have been commonly known as Odd Fellow's Hall or occasionally New Odd Fellows Hall, and was used for the usual lodge meetings, lectures, and dances. During a meeting of the Lady Puritans on January 18, 1918 yet another fire forced the evacuation of the building, with meeting attendees clambering down fire escapes on the Bloomfield Street elevation of the building. Luckily, no one was injured and the fire appears to have caused little damage (Jersey Journal 1915g; Jersey Journal 1916b; Jersey Journal 1917b; Jersey Journal 1918a; Jersey Journal 1918d; Jersey Journal 1918e; Jersey Journal 1918f).

While they had survived at least five fires at the location, it was World War I which put an end to the Odd Fellows' use of the site. On July 5, 1918, the Federal Government seized the hall for use as a barracks for soldiers embarking from Hoboken to fight on World War I's European battlefields. A dining room in the structure was not to be altered, but the ballroom was to be converted to sleeping quarters and showers installed in the basement where a bowling alley and grill were located. It is unknown whether the planned alterations were completed prior to the end of the war four months later. Regardless, the Odd Fellows departed and never returned. By 1920, they were ensconced in a new home two blocks away at 227 Washington Street (Jersey Journal 1918a; Jersey Journal 1920).

After the war, Hurwitz's Lining Store reoccupied the storefront on the first floor of the building and the upper floors were operated as a dance hall and event space known as Palace Garden (see Figure 16). In the late hours of January 28, 1923, a fire broke out in the Lining Store, necessitating the rescue of hundreds of attendees at a dance on the floors above. The building was described as "gutted from top to bottom on the Bloomfield Street side; the roof and floors have disappeared but the walls are still standing" (Jersey Journal 1923b). A photograph published in the New York Daily News appears to show the interior of the east wall of the building as round openings in the location of the terra cotta shields above the windows (see Figure 15 and Photograph 5) are visible (Daily News 1923).

Hurwitz's Lining Store reopened at the end of September 1923, and he soon embarked upon an expansionistic campaign, opening three small department stores under the Hurwitz Department Store name in Union City and Jersey City in 1926 and 1927. The Lining Store was kept as a separate brand, and moved next door to new quarters at 416-420 Washington Street in early 1927 when Hurwitz leased the ground floor and basement of the building at 412-414 Washington to the W. T. Grant Co. chain variety store for 25 years. Grant's relocated from 159 14th Street south to the 400 block of Washington, likely to better compete with the F. W. Woolworth and Fisher-Beer five-and-dime stores on the 200 and 300 blocks of Washington Street. Just a year later Hurwitz sold the remainder of his small department store chain to Grant's. The upper floors of the building continued to serve as home to clubs and fraternal lodges such as the IORM, and the Palace Garden hall, which hosted basketball games, boxing matches, and dances. These events were temporarily interrupted in January 1931 when fire broke out in the W. T. Grant store. Neighboring buildings were evacuated and five firefighters on the roof of a burning shed were injured when it suddenly collapsed. Despite the damage, the Palace Garden hall was up and running by early March 1931 when it served as the site of the United Croatian-American Democratic Club's annual dance. In July 1934, Hurwitz sold the building to the Net Lease Corporation. For the next 23 years the property was in the hands of various corporate owners (G. M. Hopkins Co. 1923:plates 2, 5, 7; Lining Store 1923; Jersey Journal 1926b; Hurwitz Department Stores 1927a; Hurwitz Department Stores 1927b; Jersey Journal 1927a; Jersey Journal 1927c; Jersey Journal 1927d; Hurwitz Department Stores 1928a; Jersey Journal 1928b; Jersey Journal 1928c; Farrell 1929; Plainfield Courier-News 1931a; Jersey Journal 1931b; Jersey Journal 1931c; HCDB 1840:384, 1874:108, 2131:489, 2706:181).

The 1938 revision to the Sanborn Map Co.'s 1906 Insurance maps of Hoboken, Hudson County, New Jersey depicted the structure as home to a store on the ground floor (and basement), the Palace Garden hall on the second floor, and lodge rooms on the third (see Figure 17). By this time, a local post of the Veterans of Foreign Wars also occupied space on the third floor. By the time of the 1951 map revision, the building was simply designated with an "S." to indicate a store on the ground floor (Jersey Journal 1937e; Sanborn Map Co. 1938:plate 17; Sanborn Map Co. 1951:plate 17). The structure continued to house a Grant's store (see Figure 19) and various meeting facilities into the late 1950s, when it was acquired by Hoboken businessman Samuel Metzler. He moved his Queen's Department Store into the building (see Figure 21) and after ending the other tenants' leases, renovated the structure and expanded his store. Around 1976 or 1977 (see Figure 22), the store's name was changed to Queen's Quality Furniture and by 1979 the second floor had been leased to the Circus Arts Center: a circus school (see Figure 23) run by Soviet immigrants (HCDB 2706:181; Queen's Department Store 1956a; W. T. Grant Co. 1957a; Jersey Journal 1957a; Jersey Journal 1961a; Queen's Department Store 1976; Whirlpool Home Appliances 1977; Diamond 1979; Kalman 1979).

The property was sold to 412 Washington Street Associates in October 1981 for \$300,000, and by December 1982 was being advertised as a "Perfect rehab condominium" (HCDB 333:608; Sunday Record 1982a). Sold to Mitchell Hirth in July 1983 for \$450,000 it was renovated into the Queen's Condominiums and transferred to 412 Washington Street Apartment Corp. in November 1985. It was likely during this renovation that the fanlights were added on the facade and the second-floor windows were divided with ahistorical terra cotta motifs similar to those below the original third floor windows (see Photographs 5 and 6). Additionally, a setback

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

(Primary Contact)

197221314

Page 10

penthouse level was added to the roof, along with a stepped lightwell on the north side of the interior of the structure, obliterating the historic floorplan (HCDB 3384:963, 3476:224, 4126:242; NETR 1979; NETR 1987; Google 2019).

Statement of Significance:

The property containing the former Odd Fellows Hall/Lining Store is locally significant as the site of the Odd Fellows Hall between 1854 and 1918 – a major social, fraternal, and gathering space in the City of Hoboken. Afterward it served as a notable architectural landmark on Washington Street and the site of several larger stores such as the Lining Store, a W. T. Grant Co. store, and Queen’s Department Store, as well as the home of the Palace Garden dance hall. However, loss of integrity due to multiple fires in the early 20th century and physical alterations following the closure of Queen’s Department Store in the early 1980s, has diminished the resource’s capacity to convey these connections, and thus impacts the resource’s contributions to the broad patterns of local and regional history, and the association with any persons significant to the past (Criterion A and B, respectively). While Fagan & Briscoe’s Beaux Arts department store design remains legible, alterations such as the replacement of the storefront, replacement of windows, insertion of a large lightwell, and the addition of faux-historic ornamentation, diminish its ability to convey distinctive characteristics of a type, period, or method of construction (Criterion C). Nor is there evidence to suggest that the property may be likely to yield information important to history or prehistory (Criterion D). As such, the former Odd Fellows Hall/Lining Store is not recommended eligible for listing on the National or New Jersey Registers of Historic Places.

Though the resource lacks individual significance, it does contribute to the significance of the Hoboken Historic District (SHPO Opinion 12/23/2016; COE 01/26/2017).

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The property is associated with Hoboken’s social history and is a manifestation of the significant role played by social and fraternal organizations played in the United States during the 19th and first half of the 20th century. It is also associated with Hoboken’s commercial history and is a manifestation of a trend toward the construction of large, purpose-built specialty stores in the years during and after the United States’ entry into World War I. The resource retains integrity of location and setting along the 400 block of Washington Street – Hoboken’s primary commercial thoroughfare. However, while the building possesses some elements of its original design, workmanship, and materials, it no longer possesses integrity of these elements due to alterations that removed the original 1915 storefront; replaced the original fenestration scheme; added faux historical ornamentation; and altered the original floorplan with the removal of parts of four floors for the insertion of a lightwell on the north side of the building. These alterations have resulted in a loss of integrity of feeling and association for either an early-20th century social/dance or specialty store in a small city. Thus, while the building is still legible as a large social and/or commercial building, its defining characteristics are no longer apparent.

Total Number of Attachments: 1

List of Element Names: Social hall/commercial building

Narrative Boundary Description:

The boundary for this property corresponds to the legal boundaries of the tax parcel designated as Lot 8 of Block 203 of the City of Hoboken, covering approximately 0.17 acres. It borders Washington Street to the east and Bloomfield Street to the west, and is bounded on all other sides by surrounding properties.

Date Form Completed: 3/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

(Primary Contact)

Property ID:

197221314

CONTINUATION SHEET

Property ID: 197221314

Property Name: Odd Fellows Hall/Lining Store

Address: 412 Washington Street

Chain of Title:

412 Washington Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
11/6/1985	Mitchell Hirth	412 Washington Street Corp.	3476:224	n/a	n/a
7/27/1983	412 Washington Street Associates	Mitchell Hirth	3384:963	\$450,000	n/a
10/19/1981	Mil-Sam Realty Co.	412 Washington Street Associates	3333:608	\$300,000	Mortgage of \$175,000
3/25/1957	Queen's Department Store Inc.	Mil-Sam Realty Co.	2710:206	\$1	n/a
2/15/1957	Jefferson Standard Life Insurance Co.	Queen's Department Store Inc.	2706:181	n/a	n/a
9/27/1945	Consolidated Revenue Corp.	Jefferson Standard Life Insurance Co.	2131:489	n/a	n/a
1/3/1936	Net Lease Corp.	Consolidated Revenue Corp.	1874:108	n/a	n/a
7/6/1934	M. Z. Hurwitz Co.	Net Lease Corp.	1840:384	n/a	n/a
7/1/1927	Max Z. & Anna Hurwitz	M. Z. Hurwitz Co.	1672:90	\$1	Deed includes other Hudson County properties
9/22/1919	Hurwitz Realty Company	Max Z. Hurwitz	1344:170	\$1	n/a
5/3/1915	Columbia Lodge I.O.O.F No. 63 of Hoboken; and Trustees of the Odd Fellows Hall Association	Hurwitz Realty Company	1204:248	\$1	Sale of their inherited share in the property
6/4/1894	Hoboken Land & Improvement Company	Columbia Lodge I. O. of O. F. No. 63	601:376	\$1	Corrective deed
4/16/1884	Hoboken Land & Improvement Company	Columbia Lodge No. 63 I O of O F	390:146	\$1	Corrective deed
11/29/1853	Hoboken Land & Improvement Company	Columbia Lodge I O of O F Number 63 of Hoboken	33:679	\$4,000	n/a

Survey Name: Hoboken City Architectural Survey 2018 Date: 3/1/2019
 Surveyor: Samuel A. Pickard (surveyor/preparer)
 Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314

Photographs:



Photograph 1. View of the primary (east) elevation of Odd Fellows Hall / Lining Store building at 412 Washington Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Photograph 2. Streetscape view of the primary (east) elevation of the Odd Fellows Hall / Lining Store building at 412 Washington Street looking northwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Photograph 3. View of the modern storefront on the Washington Street elevation of the building at 412 Washington Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Photograph 4. View of the primary entry to the upper floors of the building from Washington Street.

CONTINUATION SHEET

Property ID: 197221314



Photograph 5. Detail view of historic terra cotta detailing on the primary elevation of the building as well as ca. 1985 fanlight transom.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Photograph 6. Detail view of the faux-historic ca.1985 terra cotta detailing on the primary elevation of the building.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Photograph 7. Detail view of the ca. 1915 terra cotta Corinthian pilaster capital on the primary elevation of the building.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Photograph 8. Detail view of the historic terra cotta cornice ornamentation on the primary elevation of the building.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Photograph 9. Detail view of the ca. 1915 terra cotta "THE LINING STORE" lettering below the cornice on the primary elevation of the building.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Photograph 10. View of the rear (west) elevation of Odd Fellows Hall / Lining Store building along Bloomfield Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314

Maps and Figures:

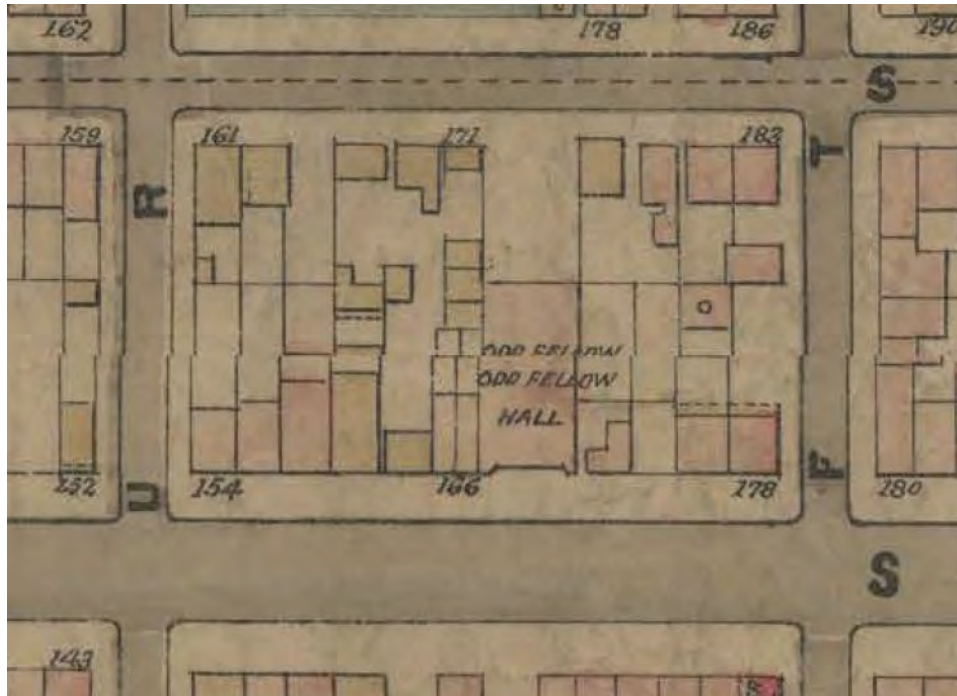


Figure 1. Odd Fellows Hall depicted on an 1881 reproduction of the 1856 map of Hoboken by Hufnagel & Hexamer (Source: Hoboken Historical Museum).



Figure 2. Odd Fellows Hall depicted in a hand-colored engraving from the late 1850s. (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: 197221314

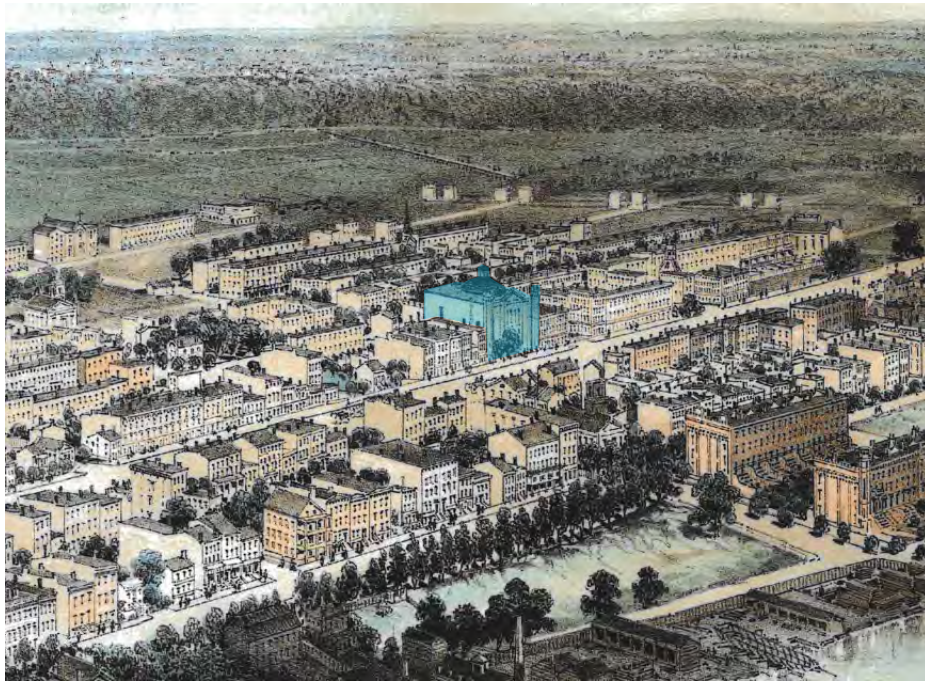


Figure 3. Depiction of Odd Fellows Hall (blue) in an 1860 bird's eye view of Hoboken by John Bachmann. The building was one of the most prominent structures in Hoboken at the time of its construction (Source: Hoboken Historical Museum).



Figure 4. Odd Fellows Hall (blue) in an updated, 1865 bird's eye view of Hoboken by John Bachmann. A decade after its construction, it maintained its prominent place on the city's skyline (Source: Antiquarian Booksellers Association of America).

CONTINUATION SHEET

Property ID: 197221314



Figure 5. Retouched photograph of Odd Fellows Hall ca. 1870 (Source: Rutgers University).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Figure 8. Photograph of Odd Fellows Hall ca. 1888 in the collection of the Hoboken Public Library, showing the third story added in 1881 (Source: Rutgers University).

CONTINUATION SHEET

Property ID: 197221314

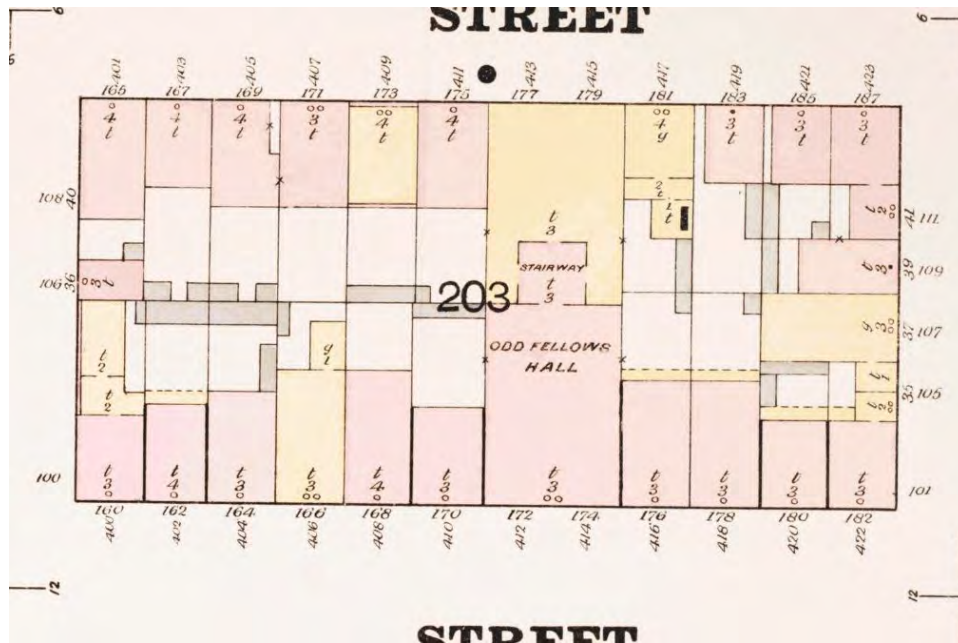


Figure 9. The expanded Odd Fellows Hall with the frame rear addition as depicted in the fire insurance atlas published by Sanborn-Perris Map Co. in 1891 (Source: Princeton University).



Figure 10. Odd Fellows Hall shown on Hughes and Bailey's 1904 bird's eye view of Hoboken (Source: Library of Congress).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314

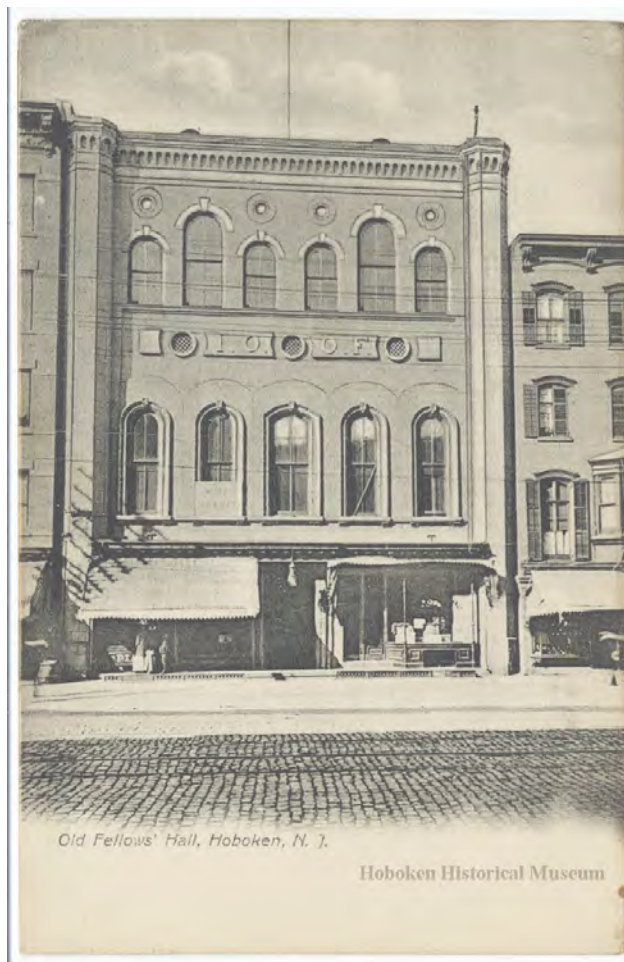


Figure 11. Odd Fellows Hall depicted on an early 20th century postcard in the collection of the Hoboken Historical Museum (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: 197221314

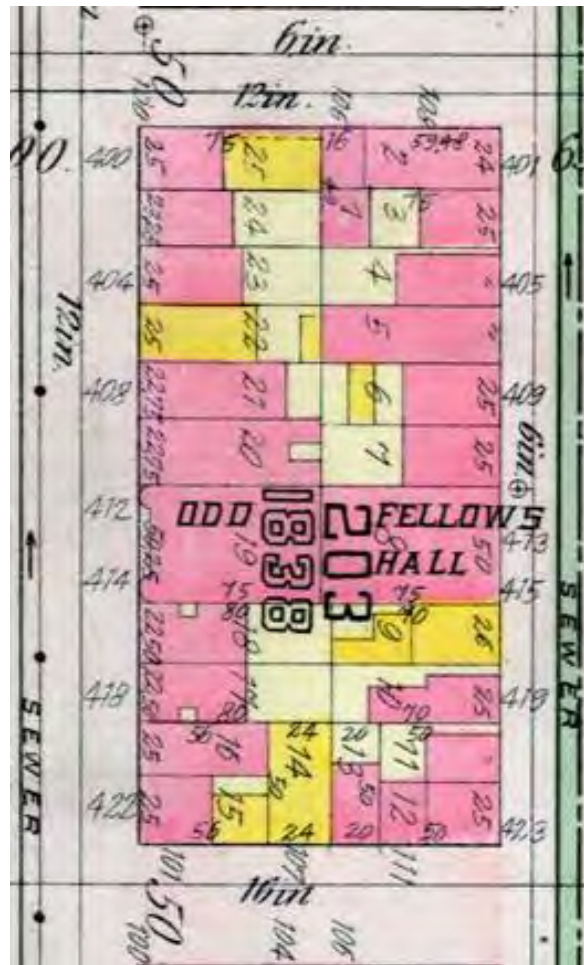


Figure 12. Odd Fellows Hall as depicted on plate 5 of G.M. Hopkins Co.' 1909 *Atlas of Hudson County, New Jersey*. The Bloomfield Street side of the building was rebuilt in brick after the 1893 fire (Source: Historic Map Works).

CONTINUATION SHEET

Property ID: 197221314

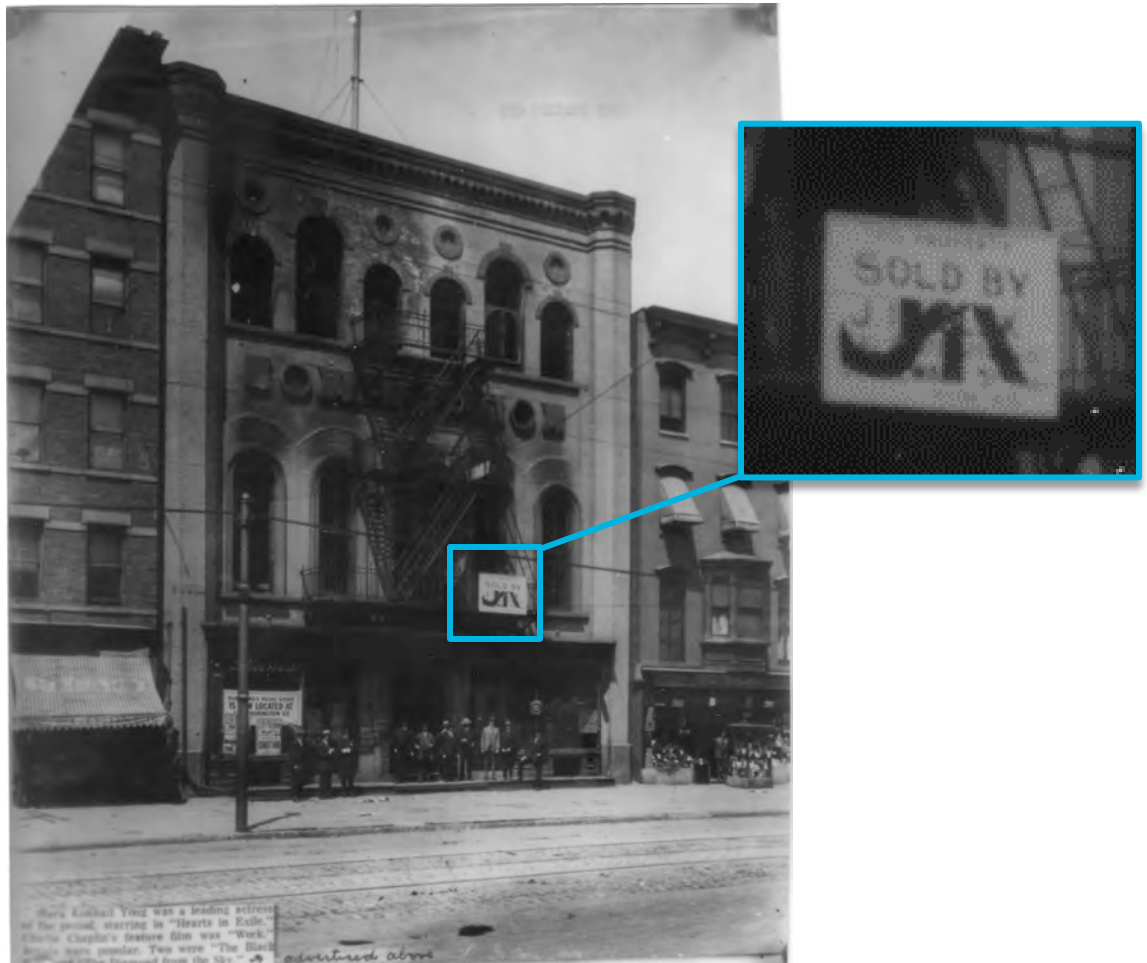


Figure 13. Early 1915 photograph of Odd Fellows Hall: reduced to a charred shell by the December 1914 fire. Note the sold sign displayed on the fire escape (see inset) (Source: Rutgers University).

CONTINUATION SHEET

Property ID: 197221314

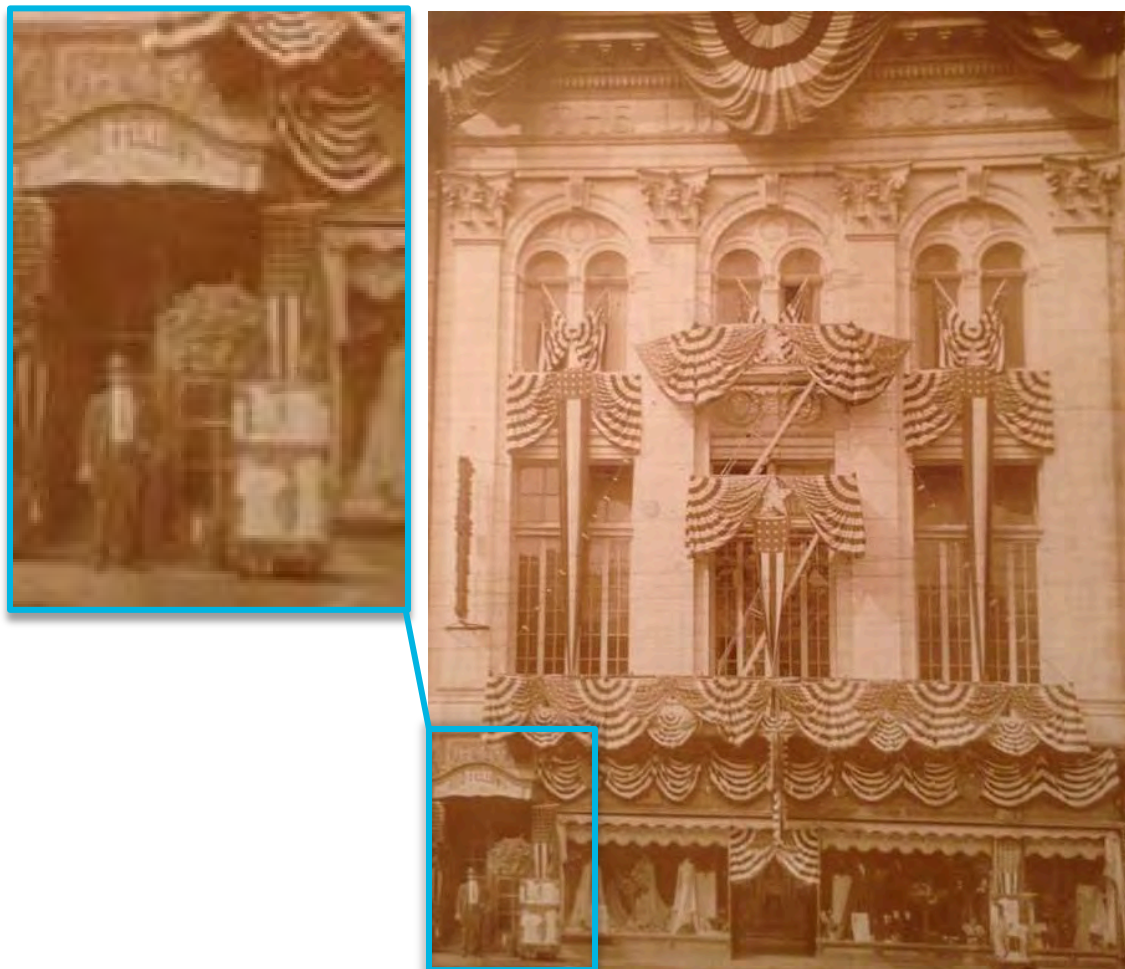


Figure 14. “New” Odd Fellows Hall / Lining Store ca. 1916. A sign for the Odd Fellows is located to the left on the first floor (see inset) (Source: Lenny Luizzi, Facebook, Hoboken Photo Group-Photos of Hoboken Shared Online).

CONTINUATION SHEET

Property ID: 197221314

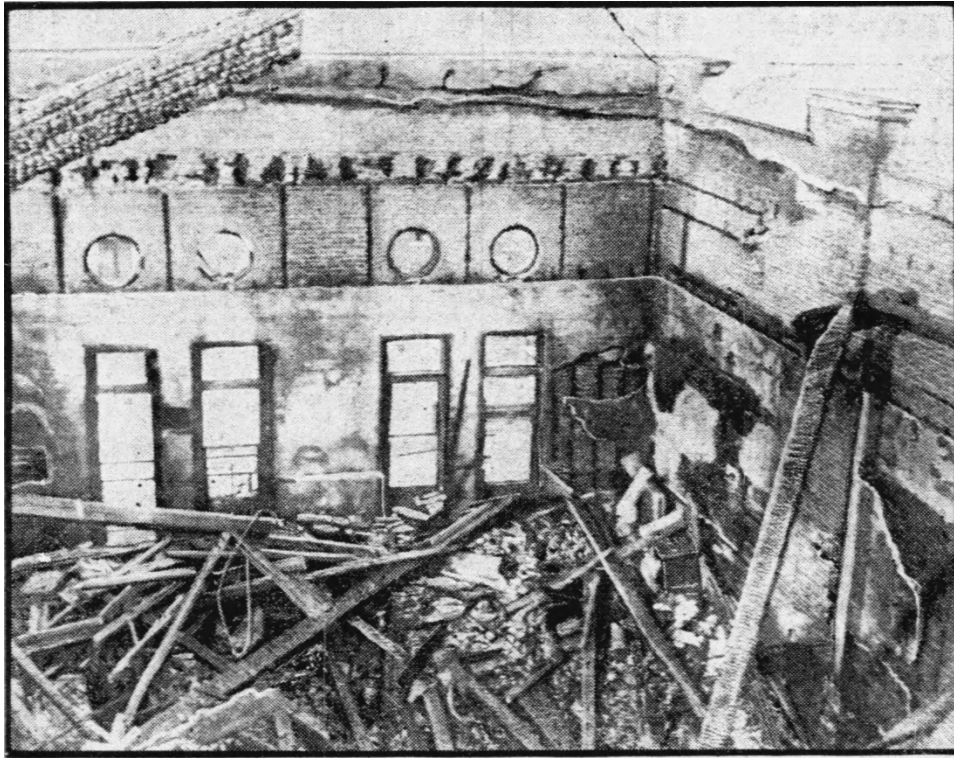


Figure 15. Photograph published in the New York *Daily News* of the Palace Garden Hall after the January 1923 fire. The perspective is uncertain, though the viewer might be looking toward Washington Street (Source: Newspapers.com).

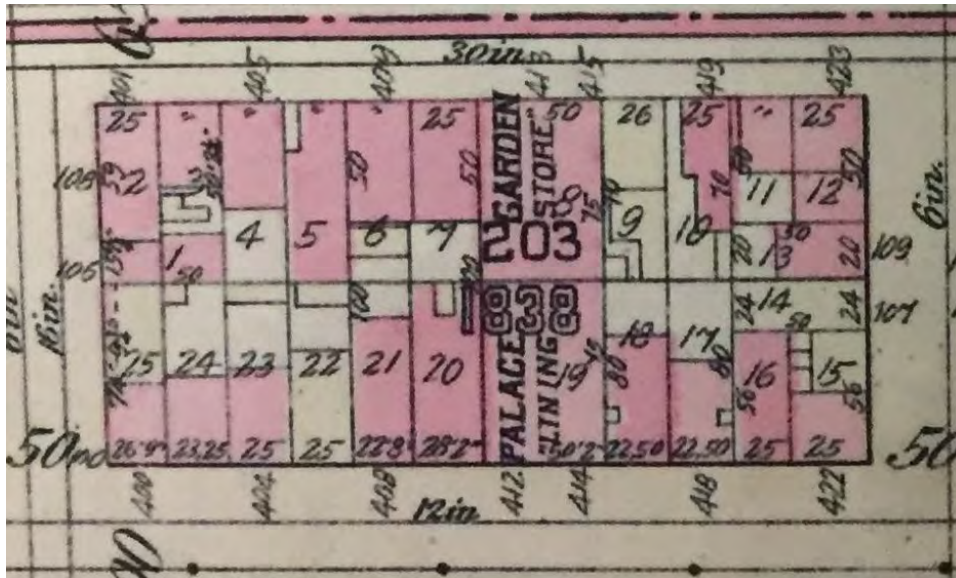


Figure 16. Palace Garden hall and the Lining Store building as depicted on plate 5 of G.M. Hopkins Co.' 1923 *Atlas of Hudson County, New Jersey* (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: 197221314



Figure 17. The building at 412 Washington Street (blue) as depicted in the 1932 revision of the 1906 fire insurance atlas published by the Sanborn Map Co. (Source: New Jersey State Library).

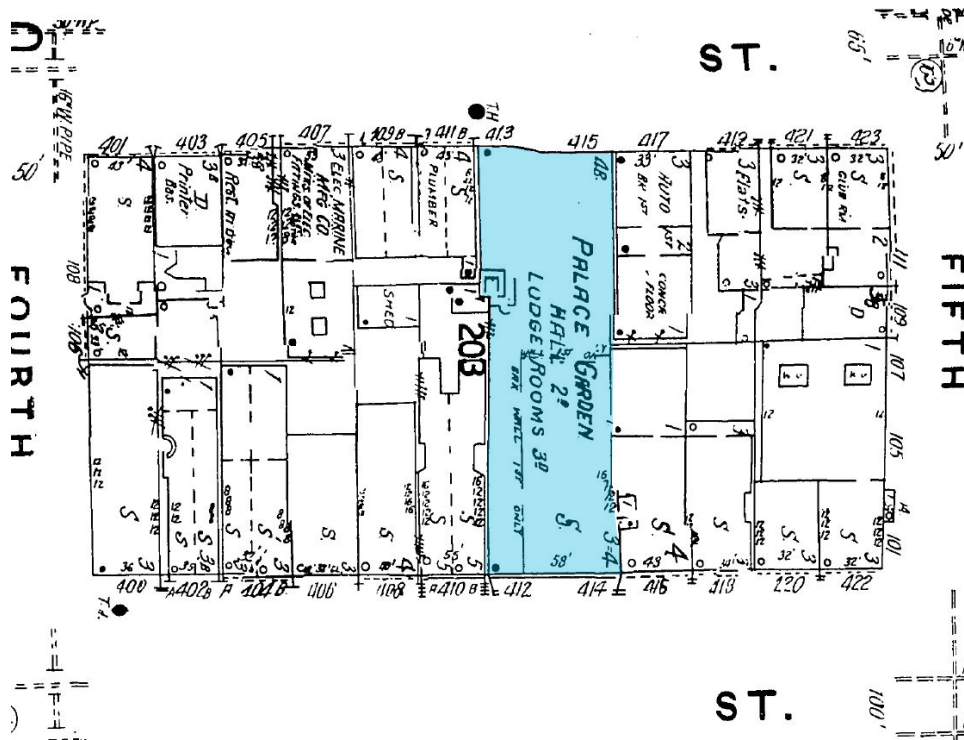


Figure 18. The building at 412 Washington Street (blue) as depicted in the 1938 revision of the 1906 fire insurance atlas published by the Sanborn Map Co. (Source: New Jersey State Library).

CONTINUATION SHEET

Property ID: 197221314



Figure 19. 1946 photograph showing the W. T. Grant Co. storefront in the building at 412 Washington (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: 197221314

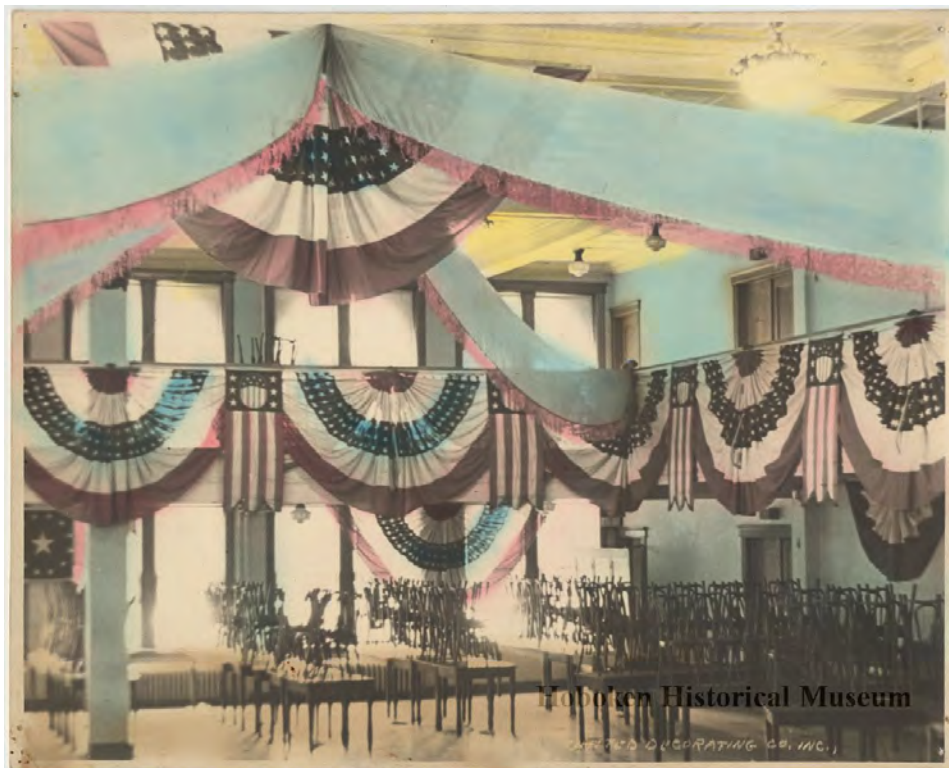


Figure 20. Colorized photograph likely depicting the interior of the Palace Garden hall ca. 1940s (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Figure 21. Photograph published in the *Jersey Journal* of the Queen's Department Store in 1961 (Source: GenealogyBank).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Figure 22. Photograph attributed to Ted Conrad of Queen's Department Store ca. 1976 (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/1/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 197221314



Figure 23. Photograph published in the Newark *Sunday Star-Ledger* of August 26, 1979 depicting the Circus Arts Center on the second floor of the building at 412 Washington Street (Source: GenealogyBank).

place to promenade, or retire on warm evenings." The building appears on the 1891 Sanborn map. Its footprint remains unchanged on the 1909 Hopkins map, and in subsequent aerial imagery. (See Property Eligibility Worksheet)

With both Gothic and Victorian influences, the Odenheimer House at 310-314 Sixth Street represents an uncommon surviving architectural style in central Hoboken, as applied to a tenement building. The survival of cast iron fire escapes is also notable, and additional investigation may reveal the foundry/maker. The building is also worthy of additional research for its comparison with other early tenements built by the Hoboken Land and Improvement Company and other potential historic associations. Despite replacement windows and a modern entry door, the building retains such character-defining elements as the window and door openings and surrounds, cornice, and pre-20th century cast iron fire escapes. There have been no exterior additions or significant changes to its footprint since its construction. Additional research suggests that the resource is potentially individually eligible for listing on the National Register of Historic Places. As such, it is recommended that 310-314 Sixth Street be classified as a key contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

(Updated by Samuel A. Pickard 1/23/2019)

Setting:

310-314 Sixth Street is sited on a square-shaped corner parcel (Block 158 Lot 1), located at the northeast corner of the intersection of Sixth and Clinton Streets in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is surrounded by a mix of four and five-story residential and commercial buildings. The building sits opposite the State and National Register-listed former Episcopal Church of the Holy Innocents Church and School (now All Saints Episcopal) on Sixth Street.

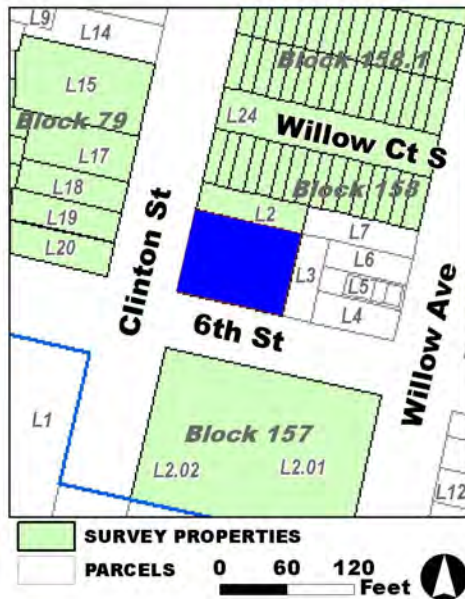
Registration and Status Dates:

National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

- Eligibility Worksheet included in present survey?
- Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Researcher: Samuel Pickard
Organization: AECOM

(Primary Contact) **Property ID:** 204734930

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-19U / FAC_NAME: / YR:)

NOTES:

AECOM 2019:

Recommendations from 11/5/2018 approved by NJ HPO; please note that the form has been updated 1/23/2018 to reflect additional historic research.

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Hoboken Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

(Primary Contact)

Property ID:

204734930

Page 3

BUILDING ATTACHMENT

Common Name: 314 Sixth Street

Historic Name: Odenheimer House

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: **Source:** 1875 Evening Journal newspaper article; 1979 aerial photograph; 1994 aeri

Construction Start Date: **Construction End Date:** 1875

Style: Gothic Revival Vernacular Style?

Form: Apartment

Physical Condition:

Type: **Remaining Historic Fabric:** High

Roof Finish Materials: Unknown **Stories:** 5

Exterior Finish Materials: Brick, Other **Bays:** 3

Exterior Description:

The Odenheimer House, located at 310-314 Sixth Street, is a five-story tall, flat-roof, brick former model tenement building constructed in 1875. Occupying a corner lot, the primary (south) elevation is expressed in three vertical bays with a slightly-projecting center bay; the center bay houses the main entrance. The building features common bond brick walls on the street-fronting south and west elevations; the north and east elevations have been clad in stucco. The roof is capped by a brick corbel table with projecting, paired brick corbels at regular intervals. Four prominent end-brick chimneys rise from the corners of the roof, with two more located in the center of the primary elevation. Fenestration includes one-over-one vinyl replacement windows set within the original lancet-arch openings (the tops of the arches have been infilled with vinyl). On the south and west elevations, windows and doors are topped by brick lintels with stone keystones and voussoirs. The main entry is located in the western-most opening of the central bay, and contains a double-leaf replacement steel and glass door set within the original opening. An off-center, rear entry on the north elevation contains a replacement steel and glass door. Another secondary entry, located on the west elevation near the southwest corner of the building, was largely filled with brick in the historic period, with a small window remaining. This filled entry is flanked on its north side by a small, rectangular window filled with brick. Early, decorative cast iron fire escapes remain on the west, north, and east elevations. Alterations to the Odenheimer House include the possible modern opening of the rear entry; historic fill of the secondary entry on the west elevation; and replacement windows and doors. No exterior flood mitigation measures are evident.

Interior Description:

No access.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Aerial photographs from 1979, 1987, 1994, and 2002.

Architect/Designer::

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

(Primary Contact)

204734930

Page 4

ELIGIBILITY WORKSHEET - Properties

Property ID 204734930

History:

The Odenheimer House is located near what was the western edge of the property owned by the Hoboken Land & Improvement Company (HL&IC) in the mid-19th century. The Stevens family, which once owned much of present-day Hoboken, turned their land holdings over to the HL&IC in 1838, shortly before the death of family patriarch Colonel John Stevens. The family retained control of the HL&IC, which built a housing complex for its workers on the aforementioned western edge in about 1845 (Figure 1). This development, which became known as Shippenville, consisted of three rows of 16 frame rowhouses built in an "old-fashioned" cottage style (Bierbaum 1980: 67–68; Evening Journal 1881; Evening Journal 1885a; Hufnagle and Hexamer 1881; Heaney 1976). Between 1872 and 1874, the Episcopal Church of the Holy Innocents (ID#: 1460; NR Reference #: 77000871) was built just north of Shippenville. Funds for the church were provided by Martha Bayard Stevens, who was the widow of Stevens Institute founder Edwin A. Stevens. Stevens was well known for her charitable works and the church, founded in honor of her deceased daughter Julia, was free from pew rents, allowing poor residents to attend services. The church was consecrated in August 1874 by Episcopal bishop Henry Odenheimer, the same man who had laid the cornerstone two years prior. (Evening Journal 1905c; HHM, 1930:[2]).

In December 1874, the HL&IC sold a 75-x-100-foot tract at the northeast corner of Sixth and Clinton Streets, across from Holy Innocents, to Martha B. Stevens for \$5,600 (Hudson County Deed Book [HCDB] 276:562). The following April, the Jersey City Evening Journal reported that the HL&IC had "put up one of the model Boston tenements," and noted that they "will follow it with others, in different localities." The article further stated that "These tenements are the greatest improvement yet made for the benefit of mechanics and working men, and the company will certainly be blessed by all who are fortunate enough to secure rooms in them" (Evening Journal 1875a). The same paper published an article six years later describing the structure as "a large five-story brick building, in the monastic style, having Venetian blinds. The staircase, leading to the upper floors, is in an open quadrangle in the middle of the house, lighted from the roof." The tenement housed about 50 families, and featured fire escapes on each side of the building (Evening Journal 1881). The tenement is prominently depicted on an 1881 bird's eye view of Hoboken (Figure 2), and features a fire escape in its current location on the east elevation. The use of cast iron in the railings of its fire escapes (Photographs 3, 4, 5) points to an earlier date of manufacture. Though preferred early-on due to its heat and corrosion resistance, use of cast iron for steps and railings was eventually supplanted by wrought iron, and codified in laws such as New Jersey's 1904 Tenement House Act. While the manufacturer of the fire escapes is unknown, a potential candidate is Mansfield & Scudder/Mansfield & Fagan (Figure 1), which produced a large amount of Hoboken's architectural cast iron, and was located just northeast of the tenement on the same block (Evening Journal 1875d; Evening Journal 1875e; O. H. Bailey & Co. 1881; Evening Journal 1885b; Hoboken Land & Improvement Company [HL&IC] 1885b:55; Andre 2006:108). Despite the claim that more tenements of this model were planned, no known examples of a similar design are found in Hoboken.

A name for the building contemporary with its construction is not known, but an 1885 HL&IC lot book refers to "The Odenheimer." Later references, including a 1905 article on Martha Steven's charitable works, refers to the model tenement as the Odenheimer House. It seems likely that Stevens had chosen the name in honor of the sitting Episcopal bishop, Henry Odenheimer (HL&IC 1885b:55; Evening Journal 1905c; Heaney 1976).

Model tenement was a term applied to multi-family residential structures which sought to improve the living conditions of urban workers through better design. These structures were almost always built by private philanthropist reformers who sought to demonstrate to potential investors that quality housing could provide a financial return. The final line of the 1875 Evening Journal article seemingly confirms this motivation, with its exhortation to "Let other capitalists follow the good example" (Evening Journal 1875a; Wright 1983:123; Varga 2013:153). While the builders of the model tenements hoped that their example would increase the construction standards of tenements (and by extension living standards), returns of five to 10 percent could not compare with the 20 to 25 percent returns provided by normal speculative housing. Indeed, some allegedly model tenements were far from such, with one example in Boston found to differ greatly from the filed plans—lacking fire escapes and possessing only a single entrance—after it burned in 1877. As such, the model tenements failed to have a wide-spread impact (Chronicle 1877:410; Wright 1983:123; Varga 2013:153).

There were two phases of model tenement construction: the 1850s into the early 1860s, and the 1870s and 1880s (Bauman 2010:8). While Martha Stevens' tenement was constructed during the second phase, it was relatively early, predating the completion of Alfred T. White's more famous and influential Home Building model tenement in Brooklyn by two years. The Evening Journal's report that it was a "model Boston tenement," hints that it may have been inspired by structures spawned by the first phase of model tenement construction. The first phase began nearly simultaneously in New York City and Boston with the construction of model tenements in 1855. In Manhattan, the Association for Improving the Condition of the Poor (AICP) built a six-story model tenement called the Workingmen's Home, and rented the units to 87 African-American families. Though it had interior plumbing and gas lighting, it was relatively cramped and had rents too high for most prospective tenants (\$5.50-\$8.50 per month), yet too low to make a six-percent

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

204734930

Page 5

(Primary Contact)

profit. Deemed a failure, it was sold in the 1860s. Efforts in Boston during this time met with more success. From 1855 until 1862, model tenements were erected in that city by the Society for Improving the Condition of the Labouring Classes (SICLC), as well as a trust established by the will of the late Abbot Lawrence. All of these were five-story, brick buildings with flat roofs, and most possessed symmetrical facades with centralized staircases, similar to the Odenheimer House (Figure 8). In 1874-1875, Lawrence's trust erected three additional model tenements on East Canton Street in Boston (Figure 9; NR Reference #: 83000606). These brick structures likewise followed a similar five-story plan with a centralized staircase, but the fifth story was covered by a mansard roof. Later model tenements, such as the aforementioned Home Building and the Tower Buildings in New York, were much larger in size and grander in design, suggesting that the East Canton Street model tenements in Boston, and the Odenheimer House in Hoboken were transitional buildings, utilizing older designs at the onset of a new era in philanthropic housing construction (Evening Journal 1875a; Wright 1983:124; Zaitzevsky 1983:158-161, 163-164; Burrows and Wallace 1999:789; Roth 2001:228-229; Dolkart 2006:15-16).

The Odenheimer House is depicted in the 1891 Sanborn map as a brick structure with a tin roof, and curiously "a store underneath or [was] used for business purposes" (Figure 3). No further documentation of this business purpose exists (Sanborn-Perris Map Co. 1891:sheet 15). In May 1902, New York newspapers reported that the Odenheimer House was the site of an attempted arson, when a first floor apartment was broken-into and rags soaked in accelerant were set alight. Both the New York Times and New York World referred the Odenheimer House as Hoboken's "largest tenement house," with the latter claiming that it was home to approximately 200 people (New York Times 1902; World 1902).

The Odenheimer House was erroneously depicted at the wrong intersection (Grand and Seventh Streets) in a 1904 bird's eye view, but in its proper location in G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey (Figure 5). In this atlas, it is shown as a brick building subdivided into three distinct portions by firewalls. A 1932 revision to the 1906 Sanborn map (Figure 6) depicts further detail, showing the central stairwell, which by this time was no longer open to the sky, but covered by a frame roof (Hughes & Bailey 1904; G. M. Hopkins Co. 1909:plate 5; Sanborn Map Co. 1932:sheet 31). The Odenheimer House remained in the possession of the Stevens family until April 1940, when it was sold to the Margy Corporation, which had its offices in the HL&IC's headquarters (ID#: -2059367291), for an unknown sum, though the building was valued at about \$26,500. To complete the purchase, the Margy Corporation obtain a \$2,000 loan at five percent interest from the Trustees of the Church of the Holy Innocents. The Margy Corporation sold the property a little over four years later to Martin Dijack (also spelled Dijak). After Dijack's death in 1945, the property was bequeathed to Tessa Dijak, who sold it to partners Skroce, Ivanov & Skroce in August 1960. It subsequently passed through the hands of a number of partnerships and individuals, until it was acquired by the present owners, 601 Clinton Associates, LLC in October 2003 for \$2,000,000. According to aerial photography, at an unknown point between 1979 and 1994, the hipped roof above the central stairwell (Figure 7) was removed and replaced by the current structure (Jersey Journal 1940a; Jersey Journal 1940b; HCDB 1966:329, 1968:352, 1968:355, 2079:64, 2837:338, 3051:416, 3076:54, 3193:358, 3243:569, 5486:88, 7175:302; NETR 1979; NETR 1987; NETR 1994; NETR 2002).

Statement of Significance:

The Odenheimer House at 310-314 Sixth Street in Hoboken is eligible for listing in the National Register of Historic Places (NRHP) and the New Jersey Register of Historic Places (SR). The Odenheimer House is an early example of a post-Civil War model tenement, built during a transitional period utilizing older model tenement designs, with no other similar structures known in New Jersey (Criterion A). The resource's association with local philanthropist and civic leader Martha Bayard Stevens, who erected the Odenheimer House as a model tenement across the street from her National Register-listed Church of the Holy Innocents, and later built her Willow Terrace model workman's housing just to the north of the tenement, represents a significant embodiment of her charitable work (Criterion B). Despite some diminishment of integrity due to the loss of historic doors and windows, the Odenheimer House still conveys its history as an early model tenement inspired by examples in Boston. In addition, its Gothic Revival-style influences link the building to the Church of the Holy Innocents across the street (Criterion C).

There insufficient information to determine if the Odenheimer House may be likely to yield information important in history or prehistory, and therefore is not recommended eligible under Criterion D at this time. The Odenheimer House's period of significance extends from its construction in 1875 to 1940, when it was sold by the Stevens family.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Odenheimer House is eligible for listing on the New Jersey and National Registers of Historic Places under Criterion A as an early example of the second phase of model tenement construction in northeastern American cities. While erected during the post-Civil War era, contemporary accounts and design characteristics suggest that it is inspired by transitional model tenements constructed contemporaneously in Boston which utilize designs from the first phase of model tenement construction. Model tenements in both phases represent an ultimately futile effort by private philanthropists to improve urban working class housing by providing examples of well-built and improved residential structures that could still provide the owner with a small profit.

Survey Name: Hoboken City Architectural Survey 2018 **Property ID:** 204734930 Page 6

Researcher: Samuel Pickard (Primary Contact)

Organization: AECOM

The Odenheimer House is also eligible under Criterion B due to its direct and lengthy association with businesswoman, philanthropist, and Hoboken civic leader Martha Bayard Stevens (1831-1899). Thus, not only is the Odenheimer House an example of an early model tenement, it serves to illustrate the participation of philanthropic women in social and housing reform efforts underway in New Jersey during the second-half of the 19th century.

Finally, the Odenheimer House is eligible under Criterion C as an expression of the five-story, three bay Boston model tenement designs from the 1870s, featuring distinct Gothic Revival influences as seen in its window openings and lintels.

There is presently insufficient information to determine if the Odenheimer House may be likely to yield information important in history or prehistory, and therefore is not recommended eligible under Criterion D at this time. The resource retains integrity of location as it has existed in the same location since 1875. While the setting has changed substantially due to continued urban development around the Odenheimer House, the structure was designed as a model urban tenement, and was built in advance of anticipated development of the area. Additionally, the National Register-listed Church of the Holy Innocents, also philanthropically-funded by Martha Bayard Stevens, predates the Odenheimer House and retains its location across Sixth Street. Finally, to the north of the Odenheimer House is the Willow Terrace development, consisting of workers housing also built as a philanthropic effort by Stevens a decade after the construction of the Odenheimer House. The tenement's location between these two other edifices associated with the philanthropy of the Stevens family on the behalf of Hoboken's working class gives the Odenheimer House integrity of association. The resource also has integrity of materials and workmanship. The structure retains its brick structure and facade ornamentation, including a brick cornice reflecting Italianate-style influences, and pointed arch openings with stone lintels, reflecting Gothic Revival-style influences. Though it has replacement sashes and entrances, the Odenheimer House's style and massing still conveys to an observer a clear sense of the aesthetic of a model tenement from the first half of the 1870s. Additionally, the building retains its historic, cast-iron fire escapes, which further investigation might show were produced by the Mansfield & Scudder/Mansfield & Fagan architectural iron foundry, located on the same block as the tenement until 1885.

Though it has undergone modifications, the resource still conveys the legacy of an early model tenement, bridging the distinct eras of development. While the replacement sashes and doors appear to diminish integrity of the structure, they are set within the original openings. Additionally, the building retains its original massing; brick corbelling; Gothic arch windows with brick lintels and stone voussoirs; and early cast iron fire escapes.

Total Number of Attachments: 1
List of Element Names: Tenement dwelling

Narrative Boundary Description:

The boundary for this property corresponds to the legal boundaries of the tax parcel designated as Lot 1 of Block 158 of the City of Hoboken, covering approximately 0.19 acres. It borders Sixth Street to the south and Clinton Street to the west, and is bounded on all other sides by surrounding properties.

Date Form Completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

(Primary Contact)

Property ID:

204734930

Page 7

CONTINUATION SHEET

Property ID: 204734930

Property Name: Odenheimer House

Address: 310-314 Sixth Street

Chain of Title:

314 Sixth Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
10/14/2003	K & P Development, LLC	601 Clinton Associates, LLC	7175:302	\$2,000,000	n/a
8/16/1999	Elio& Anna Tubito and Donato & Serafina Tubito	K & P Development, LLC	5486:88	\$1,200,000	n/a
12/16/1977	Vincenzo & Francesca Tubito	Donato Tubito and Elio Tubito	3243:569	\$1	n/a
10/22/1975	Nikola & Marija Skrivanic	Vincenzo & Francesca Tubito	3193:358	\$110,000	n/a
4/10/1970	Ive & Lubijca Skroce	Nikola & Marija Skrivanic	3076:54	\$65,000	n/a
1/21/1969	Mate Skroce and Ive Skroce, partners d/b/a Skroce and Skroce	Ive & Lubijca Skroce	3051:416	\$50,000	n/a
3/22/1961	Mate Skroce, Krizan Ivanov, and Ive Skroce, partners, d/b/a Skroce, Ivanoc and Skroce	Mate Skroce and Ive Skroce, partners, d/b/a Skroce and Skroce	2923:607	n/a	n/a
8/10/1960	Tessa Dijak, widow	Mate Skroce, Krizan Ivanov, and Ive Skroce, partners, d/b/a Skroce, Ivanoc and Skroce	2837:338	\$1	n/a
12/24/1945	Martin Dijak Estate	Tessa Dijak	Will Book 262:501	n/a	Martin Dijak dies and bequeaths property to Tessa Dijak in his will
9/20/1944	Margy Corporation	Martin Dijak	2079:64	\$1	n/a
4/18/1940	Mary Stuart Stevens, widow; Mary S.S. Baird; Robert L. & Grace Stevens; Esther B.S. & Duncan S. Ellsworth; and Mary S.S. Baird, Robert L. Stevens, and Esther B.S.	Margy Corporation	1968:352	\$1	Sale of their inherited share in the property

Survey Name: Hoboken City Architectural Survey 2018 Date: 1/23/2019
 Surveyor: Samuel A. Pickard (preparer); Samantha Kuntz (surveyor)
 Organization: AECOM

CONTINUATION SHEET

Property ID: 204734930

314 Sixth Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
	Ellsworth				
4/9/1940	Matthew Baird, former husband of Mary S. Baird	Margy Corporation	1968:355	\$1	Sale of his share in the property
4/5/1940	Elizabeth O.W. Pratt, former wife of Robert L. Stevens	Margy Corporation	1966:329	\$1	Sale of her share in the property
12/18/1874	Hoboken Land & Improvement Company	Martha B. Stevens	276:562	\$5,600	n/a

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Samuel A. Pickard (preparer); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: 204734930

Photographs:



Photograph 1. View of the southwest corner of the Odenheimer House at the intersection of Clinton and Sixth Streets.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Samuel A. Pickard (preparer); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: 204734930



Photograph 2. View of the primary (south) elevation of the Odenheimer House, fronting on Sixth Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Samuel A. Pickard (preparer); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: 204734930



Photograph 3. View of the southeast corner of the Odenheimer House building, depicting the cast iron fire escape on the east elevation of the structure.

CONTINUATION SHEET

Property ID: 204734930



Photograph 4. View of the rear (north) elevation of the Odenheimer House, showing the rear entry and the twin cast iron fire escapes.

CONTINUATION SHEET

Property ID: 204734930



Photograph 5. Detail view of the cast iron fire escape on the east elevation of the Odenheimer House.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Samuel A. Pickard (preparer); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: 204734930

Maps and Figures:

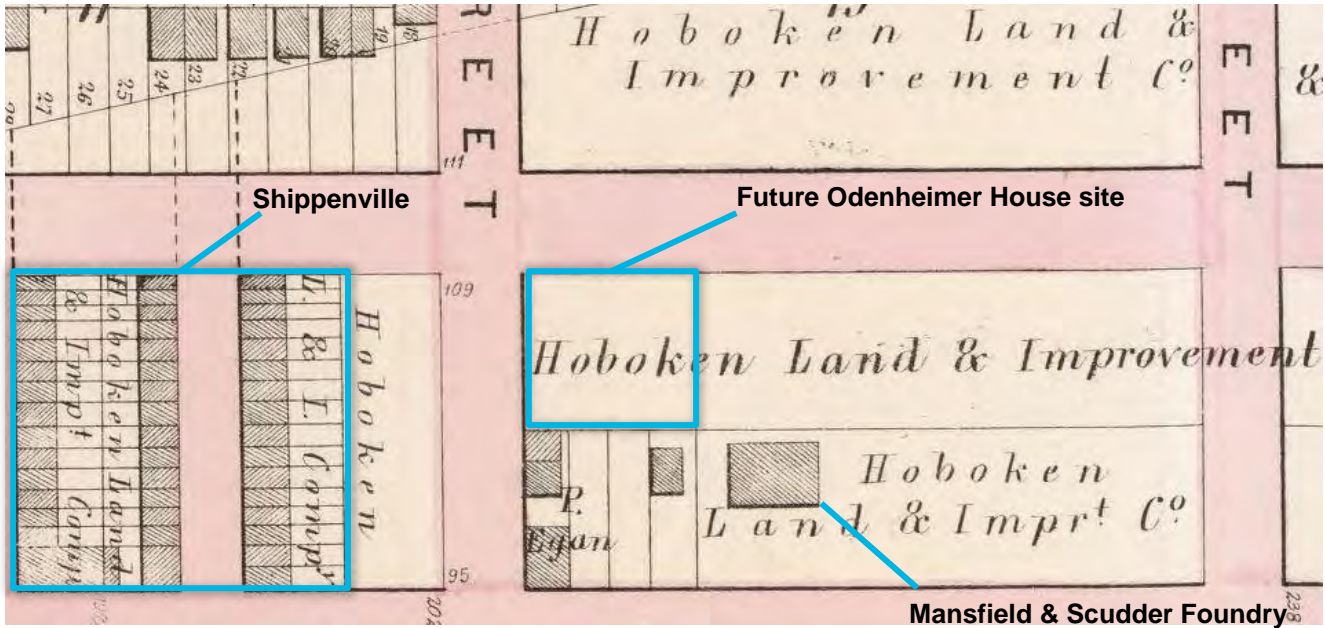


Figure 1. The undeveloped future sites of the Church of the Holy Innocents, Odenheimer House, and Willow Terrace as depicted in G.M. Hopkins' *Combined Atlas of the State Of New Jersey and the County of Hudson*, Plate C. Shipperville can be seen to the left. (Source: David Rumsey Historical Map Collection).

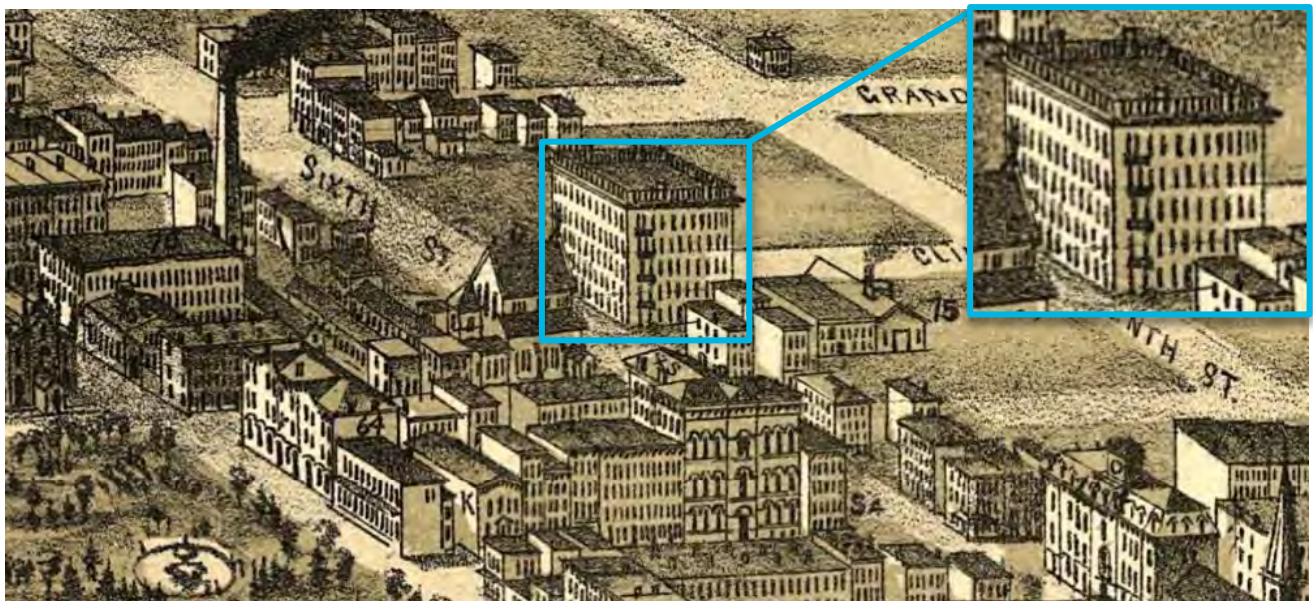


Figure 2. The Odenheimer House and the surrounding area as depicted on an 1881 bird's eye view of Hoboken by O.H. Bailey & A. Ward. Note the fire escape on the east elevation of the building (Source: Library of Congress).

CONTINUATION SHEET

Property ID: 204734930

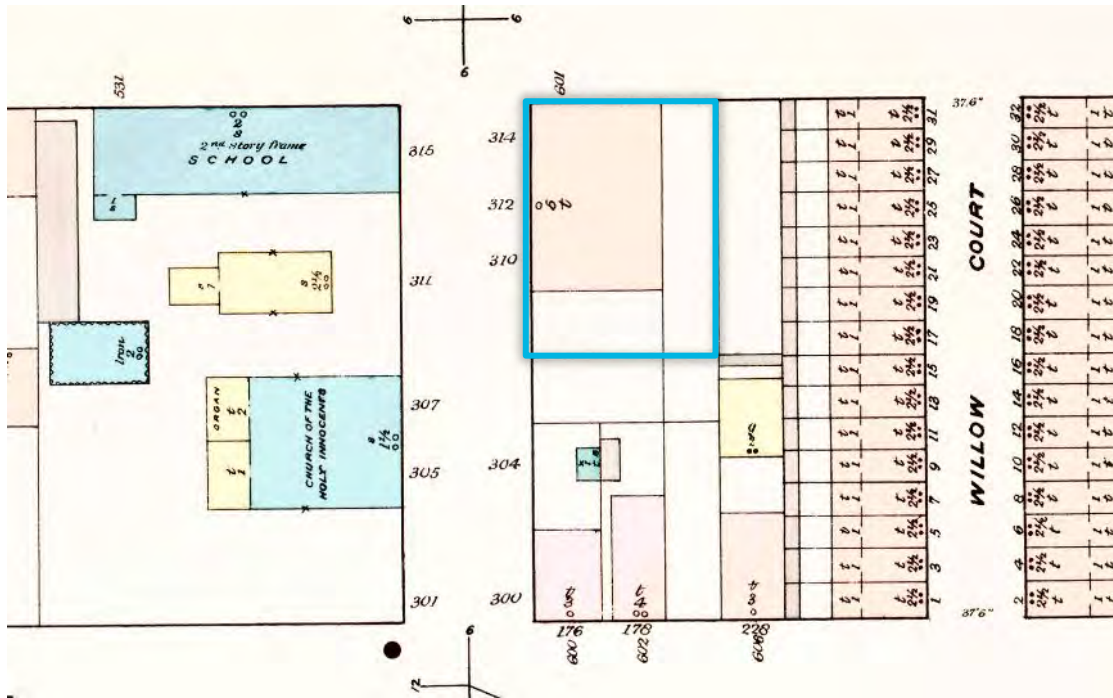


Figure 3. The Odenheimer House, depicted with the Church of the Holy Innocents and Willow Terrace in the Sanborn-Perris Map Co.'s 1891 *Insurance Maps of Hudson County, New Jersey*, Vol. 7, sheet 16 (Source: Princeton University).



Figure 4. What appears to be a mis-located Odenheimer House depicted at Grand and Seventh Streets on Hughes and Bailey's bird's eye view of Hoboken from 1904 (Source: Library of Congress).

CONTINUATION SHEET

Property ID: 204734930

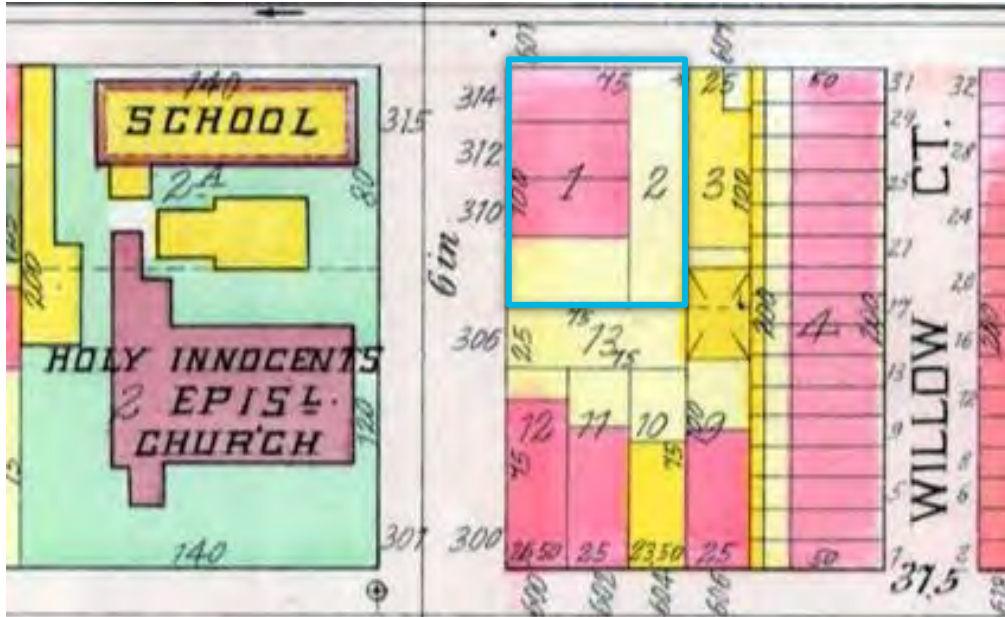


Figure 5. G.M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey, Vol. 2, depicting the Odenheimer House.

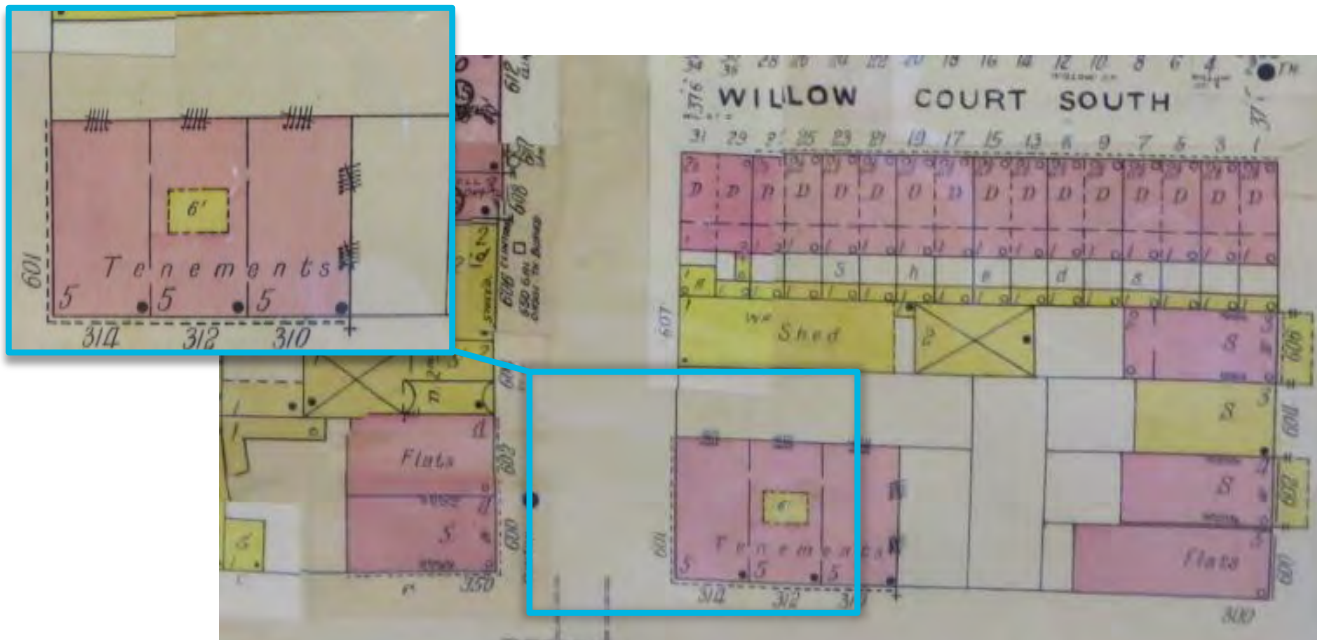


Figure 6. The Odenheimer House depicted in the 1932 revision to Sanborn Map Co.'s 1906 Insurance Maps of Hoboken, Hudson County, New Jersey, Vol. 7, Plate 31, (Source: New Jersey State Library).

CONTINUATION SHEET

Property ID: 204734930



Figure 7. The Odenheimer House (highlighted) in a ca. 1963 photograph (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Samuel A. Pickard (preparer); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: 204734930



Figure 8. Model tenements designed by Benjamin F. Dwight and Charles K. Kirby and erected on Osbourne Place in Boston by the S.I.C.L.C in 1855 (Source: *Boston Almanac* 1855, featured in Zaitzevsky, 1983:160).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Samuel A. Pickard (preparer); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: 204734930



Figure 9. The Bigelow model tenement at 99 East Canton Street, Boston. The designed by Charles K. Kirby and erected in 1874-1875 by the trust established by Abbot Lawrence, it is a possible inspiration for the Odenheimer House (Source: Photograph by Barry Cohen, featured in Zaitzevsky, 1983:164).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Samuel A. Pickard (preparer); Samantha Kuntz (surveyor)

Organization: AECOM

PROPERTY REPORT

Property ID: 228154562

Property Name: Terminal Building **Ownership:** Private
Address: 68-70 Hudson ST **Apartment #:** **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	210.01	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Terminal Building at 68-70 Hudson Street is a seven-story, three-bay, commercial property constructed ca. 1910-1911. The city's first skyscraper is designed in primarily in the Chicago style, with Sullivanesque detailing and Egyptian Revival motifs. The main entry is composed of a modern, double-leaf glass and aluminum door with sidelights and a large transom. Its modest, denticulated surround was reconstructed in the 1980s to evoke its original, "monumental," early 20th century form. The main entry is flanked by wood-framed, glass storefronts with central entries, transoms, and fixed and non-fixed awnings. The stucco-clad building is distinctively divided into three bays of vertical window bands, with are consistent from the second through seventh floors. Each bay contains a set of three one-over-one, aluminum sash windows separated by thin stucco pilasters; denticulated sills are present at all openings from the third to seventh floors. Unlike the rectangular fenestration through the building, the windows at the northern and southern bays of the seventh floors sit beneath a segmental arch, accented by incised detailed panels in the stucco. The roofline is the most distinctive portion of the façade: a central panel features a carving bearing the name "TERMINAL BUILDING;" the denticulated parapet enclosed at each end by two projecting sculptural representations of the Egyptian goddess Hathor. Gold-painted aspects of Egyptian iconography associated with Hathor such as volutes (for bovine ears) and sun disks, adorn the top of the skyscraper. Alterations include a reconstructed entry, replacement doors and windows, removal of a character-defining and metaphor-laden canopy above the seventh floor windows, and modified storefronts. No exterior flood mitigation measures are evident. (See Building Attachment)

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

228154562

Page 1

The Terminal Building, designed by Newark-based architect Ferdinand H. Koenigsberger, was constructed ca. 1910-1911. Located near the Hoboken Terminal and visible from the Hudson River, the city's first skyscraper was a strategically developed business opportunity benefitting from the increased ease of access between Manhattan and New Jersey at the beginning of the 20th century. In its early years, the building's roof supported a large billboard for Prudential Life Insurance – the Rock of Gibraltar – highly visible to ferry commuters. The building was rehabilitated in 1985 in accordance with a façade easement to the Preservation Alliance of Greater Philadelphia and remains largely unchanged. (See Property Eligibility Worksheet)

The Terminal Building is a significant resource located at the southern end of the city, near its historic ferry terminal. The building expresses character-defining features of the Chicago style in its three-bay form, vertical windows banding, denticulation, and sculptural ornamentation, however, the Egyptian Revival-style forms at its cornice demonstrate a stylistic transition from heavier, classical architectural forms to lighter, modern styles such as the forthcoming Art Deco movement. Due to its intact integrity and architectural style, it is recommended that the early skyscraper is potentially individually eligible for listing on the National Register of Historic Places. As such, it is recommended that Terminal Building at 68-70 Hudson Street be classified as a key-contributing resource within the Hoboken Historic District in which it is located. (See Property Eligibility Worksheet)

Setting:

The Terminal Building at 68-70 Hudson Street is sited on a midblock, rectangular parcel (Block 210.01 Lot 24), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. It is located on an eclectic block of Hudson Street near the historic ferry terminal, surrounded by late 19th and early 20th century commercial, institutional, industrial, and residential development (Photograph 5).

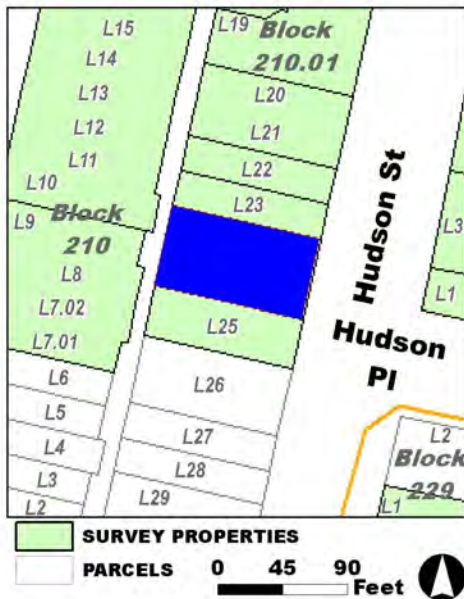
Registration and Status Dates:

National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

- Eligibility Worksheet included in present survey?
- Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Researcher: Samantha Kuntz
Organization: AECOM

(Primary Contact)

Property ID:
228154562

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Jersey Journal	"Signs of Times in Hoboken," March 14, 1910, 7.	1910	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Jersey Journal	"Terminal Building Hoboken, N. J.," [advertisement] February 26, 1910.	1910	
Karschner, Terry	National Register of Historic Places Nomination, "Erie-Lackawana Railroad Terminal at Hoboken"	1973	
Hoboken Historical Museum	"B+W photo of Public Service Railway of streetcars west of the Hudson Place Terminal loading platform, Hoboken, no date, ca. 1910-1911."	1910	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Jersey Journal	"Terminal Co. Gets \$110,000 Loan," November 20, 1909.	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hoboken Historical Museum	"Postcard: Terminal Building, Hoboken, N.J. No date, ca. 1911-1925."	1911	
Hudson County	Deeds, var.		
Jersey Journal	"Hoboken's Terminal Building Sold," December 14, 1948.	1948	
Gabrielan, Randall	"Hoboken History and Architecture at a Glance."	2010	
Hoboken Historical Museum	"B+W photos, 12, of Hoboken streets, buildings, banks, churches, ca. 1976"	1976	
Jersey Journal	"The Terminal Building," [advertisement] April 27, 1912, 10.	1912	
Hoboken Historical Museum	"Sepia tone photos, 2, of Hudson St.; from Newark St. to Ferry St.; Hudson to Washington Sts., Hoboken, n.d., (1933.)"	1933	
Hoboken Historical Museum	"B+W photo of the Terminal Building, 68-70 Hudson St., Hoboken, 1915."	1915	
Jersey Journal	"Killers Elude Police as Dunn Dies in Hoboken Beer Shooting," March 8, 1930, 1-3.	1930	
Hoboken Historical Museum	"Letter: Mayor Martin Cooke to Hoboken City Council, Nov. 11, 1913 protesting the granting of a cabaret license."	1913	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
R. L. Polk & Co.	R. L. Polk & Co.'s Jersey City, Hoboken and Bayonne Directories 1922-23	1922	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Jersey Journal	"Holding Co. Buys Terminal Bldg., Hoboken," July 22, 1944, 11.	1944	
Jersey Journal	"Trades Terminal Building and a Lot for N. Y. Apartment," January 13, 1913, 7.	1913	

Additional Information:

HPC LIST ID: 220

PARCEL DATA (BLDG_DESC: 7B-C-H-BA / FAC_NAME: / YR:)

NOTES: Terminal Building

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM**Property ID:**

228154562

Page 3

 (Primary Contact)

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Hoboken Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

228154562

Page 4

BUILDING ATTACHMENT

Common Name: Terminal Building
Historic Name: Terminal Building
Present Use: Commercial, office activity - private business
Historic Use: Commercial, office activity - private business

ConstructionDate: **Source:**
Construction 1910 **Construction** 1911
Start Date: **End Date:**
Style: Sullivanesque Vernacular Style?
Form: Other **Physical Condition:** Good
Type: **Remaining Historic Fabric:** High
Roof Finish Materials: Unknown **Stories:** 7
Exterior Finish Materials: Stucco **Bays:** 3

Exterior Description:

Located at 78-80 Hudson Street, the Terminal Building is a seven-story, three-bay, steel and concrete commercial property constructed in 1910 (Photograph 1). The city's first skyscraper is designed primarily in the Chicago style, with vertical bands of windows set into three, stucco-clad bays; ornamental sculpture along the decorative cornice; and distinct (though reserved) top, middle, and bottom sections (Photograph 2). Beginning at the street level, the bottom section features entrances in each of the building's three bays. The main entry is located in the central bay and composed of a modern, double-leaf glass and aluminium door with sidelights and a large transom (Photograph 3) (ref. Figure 9). It is situated within a simple entablature with a denticulated lintel that bears a raised, modern, gold-painted "TB 70." The main entry sits between wood-framed, glass storefronts that are located within the north and south bays. Each contains a recessed central entrance composed of a wood framed glass door and large transom sandwiched between fixed windows; the storefronts sit beneath a non-fixed awning, a stretched transom (covered with a wooden panel in the southern bay, broken transom lights in the northern bay) and a hipped, standing seam metal roof.

The central section extends from the second to seventh floors and is contains the vertical window banding that dominates the façade. The Terminal Building's fenestration is symmetrical and repetitious from floor to floor. The southern and northern bays are identical, each containing replacement, tripartite windows composed of one-over-one, aluminium sash set into the molded concrete frames and separated by thin stucco pilaster-like mullions. The fenestration within the central bay is a similar, but more condensed, version of the outer bays. Windows are rectangular from the second to six floors; on the seventh floor, however, windows at the northern and southern bays are segmentally arched and topped with arched stucco panels with incised details. Denticulated stucco sills are present at all openings from the third to seventh floors.

The top section contains the most distinctive portion of the façade: the ornately designed and metaphorically laden cornice (Photograph 4). Expressing elements of the Egyptian Revival style, the cornice is composed of a denticulated parapet surrounding a central panel bearing the name "TERMINAL BUILDING" in raised, gold-painted lettering. It is capped by piers from which terminal figures depicting the Egyptian goddess Hathor project east toward Hudson Street. The roofline is adorned with associative, gold-painted symbols of the Egyptian goddess, including voluted bovine ears, sun disks, and what appears to be a sort of multi-pipe flute. However, the most striking symbol associated Hathor to grace the façade and the element that defined the top section of the three-part, Sullivanesque design - a menat-inspired, projecting, arched canopy draped over the seventh floor windows from the necks of the termini - was removed in the 20th century (ref. Figures 4, 5). Along with the canopy removal, additional alterations include replacement windows and doors; a reconstructed central entry surround; reconstructed wooden storefronts and replacement transoms; and stucco repair.

Interior Description:

Interior access was not available at time of survey.

Alteration Dates:

Alteration(s): **Circa Date:** **Date Range:** **Source:**

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

228154562

1985 to

Architect/Designer::

Type:	Name:	Person/Firm Description:
Architect	Ferdinand H. Koenigsberger	Architect

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

228154562

Page 6

ELIGIBILITY WORKSHEET - Properties

Property ID 228154562

History:

Historical development patterns in the City of Hoboken were heavily influenced by contemporaneous transportation advancements that facilitated connections between Hoboken and New York City. One of the most integral moments of the 20th century was the opening of the Erie-Lackawanna Ferry and Railroad Terminal at the edge of the Hudson River in 1907 (Kerschner 1973:8.12). Hoboken was energized by the introduction of the intermodal terminal, as evidenced by redevelopment of the (then) largely industrial area surrounding the terminal, as well as the inter-city promotional activity that blossomed in the wake of the terminal opening (Sanborn 1981; Hopkins 1909). Though perhaps no building standing today expresses this moment in the city's history more so than the building whose developers were so enthralled by the potential of the new terminal that they embedded it in their new building's identity - the Terminal Building.

Constructed between 1909 and 1910 at 68-70 Hudson Street, the Terminal Building was a commercial development designed to entice tenants with its proximity to the new terminal. It was developed by the Terminal Building Company, which had sensed the opportunities surrounding the transportation hub, incorporating in February of 1908 (Jersey Journal, November 20, 1909). The following year, the Terminal Building Company purchased a brick building and lot from Ernest L. Sawyer adjacent to the Eagan School of Business on Hudson Street (HCDB 1146:121). The preexisting building was not uncommon for this part of Hoboken at the time of sale; by 1850, the east side of the unit block of Hudson Street was already fully developed, containing buildings associated with Hudson Terrace, a circa 1850 housing development that encompassed the entire east side of Hudson Street's unit block (Hufnagle and Hexamer 1856; Bailey and Ward 1881) (Figure 1). However, due to its lucrative vicinity to the new terminal, Hudson Terrace became a target for redevelopment - partially instigated by the construction of the Hudson Trust Building at 80-84 Hudson Street in 1900, which set a precedent for demolishing existing buildings to make way for new construction in prime locations (Property ID: -1681450154) (Figure 2). The Terminal Building Company demolished the existing brick structure and set to work on constructing the city's first skyscraper.

The building was designed by Newark-based architect Ferdinand H. Koenigsberger (Jersey Journal, July 7, 1944). Koenigsberger's skyscraper was modestly designed and employed standard tenets of the Chicago style popular at the time, such as vertical banding and three-part divisions. His unique application of aspects of the Egyptian Revival style - seen in the Hathor-adorned cornice and the heavy, monumental entryway surround - set the building apart from the standard early skyscraper. Overall, the building in its original form gave the appearance of an early Art Deco high-rise, signifying the shift from the heavy forms of older architectural styles (such as Beaux Arts and Neoclassical Revivals) to lighter, more modern architectural styles. When it opened in 1910, the "largest and most up-to-date structure in the city" featured fireproof construction, 140 offices, two elevators, and a lounge and restaurant (referred to as the rathskeller) in the basement (Jersey Journal, November 11, 1909; Jersey Journal, February 26, 1910). Early advertisements describe the building's location with respect to the Hudson Tunnel entrance and promoted its closeness to Manhattan with such details as "8 Minutes to Cortlandt Street" and "12 Minutes to 23rd Street" (Jersey Journal, April 27, 1910).

The Terminal Building's key tenant was the Prudential Insurance Company, which was also heavily invested in the skyscraper from the beginning. During construction in November 1909, Prudential provided a \$110,000 loan to the Terminal Building Company, using the building itself as the security (HCBD 1146:121; Jersey Journal, November 20, 1909). Prudential also secured offices in the top (seventh) floor and leased the rights for the air space above the building, capitalizing on the prime real estate by erecting a "mammoth sign" to advertise its services to Manhattanites (Jersey Journal, March 14, 1910). The electrified sign was installed atop the Terminal Building before construction was even complete. Photographs of the building under construction show a two-story tall sign that reads "THE PRUDENTIAL" - a mere fraction of the final planned advertisement (Figure 4). According to an article in the Jersey Journal with the sub-headline "Fad for Monster Advertising Signs Will Bring Gibraltar to the City":

"[Prudential] has arranged to make its presence known though the medium of an electric sign, which is to be ninety-five feet high [...] The outline of the Rock is to be picked out in electric globes, with an automatic legend to the effect that 'The Prudential Has the Strength of Gibraltar.' Thirty thousand bulbs are to be used. The Terminal Building is the most prominent object in the view of passengers emerging from the Hoboken exit of the Hudson tunnel at the Lackawanna station [...] When the sign is in operation it will be one of the most prominent objects on the river front" (Jersey Journal, March 14, 1910).

Once completed, the sign itself became a landmark for traffic across the Hudson River (Jersey Journal, July 22, 1944). Yet despite its prominence, the trademark sign remained above the Terminal Building for only a few years. A photograph of the Terminal Building in 1915 shows an empty roof, absent of the iconic Rock of Gibraltar, and lacking any replacement advertising (Figure 5). Prudential would retain its connection to the building, sans sign, until 1919.

The Terminal Building Company, however, disposed of the building they created less than three years after it officially opened. Citing

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

228154562

Page 7

(Primary Contact)

discontent with the high tax rates in Hoboken, Terminal Building Company lead Benjamin N. Duke struck a trade with McMorrow Engineering and Construction Company: Hoboken's first skyscraper and an undeveloped plot of land on the 1300 block of Washington Street would be exchanged for the Sarsfield Apartment Building on West 143th Street across the river (Jersey Journal, January 13, 1913). The Terminal Building Company's assets were valued together at \$375,000 and McMorrow's building valued at \$650,000. The real estate swap was later recorded in the deed as a \$1 transaction, suggesting that Duke either added to the trade or walked away with a profit (Jersey Journal, January 13, 1913; HCDB 1146:121). The Terminal Building Company seems to have dissolved after this transaction, despite early claims for future development in the City of Hoboken (Jersey Journal, November 15, 1909). Based on the timing of the sale, it is also likely that the Prudential signage came down when McMorrow assumed ownership; however, there is seemingly no documentation addressing the sign removal from the top of the Terminal Building (HCDB 1146:121).

While still occupying the top floor in 1917, Prudential later obtained ownership of the Terminal Building through a Sheriff's Sale (HCDB 1254:439). The company retained its connection to the building for another two years before selling to Pasquale Coppola and Antonio Pedalino in 1919. The original \$110,000 loan, conducted between Prudential and the Terminal Building Company in 1909, is still listed in the deed a decade later (HCDB 1306:383). It does not appear that Prudential remained in the offices of the Terminal Building after the 1919 transaction, based on available city directories (Polk 1922).

The building continued to change hands throughout the 20th century, never remaining with the same owner for more than 15 years. Its many owners quickly led to a shaky reputation and a so-called "colorful history" (Jersey Journal, July 22, 1944). Though it may be said that the notoriety came far earlier in the building's history, thanks in part to the rathskeller. In 1913, Hoboken Mayor Martin Cooke adamantly opposed a cabaret license requested by owners of the Terminal Building for the subterranean lounge, writing that:

"It is incumbent upon me as Mayor, and also as President of the Board of Police Commissioners to protest against the granting [...] of those licenses. Whatever justification there might have been for the granting of carbaret [sic] licenses last year, the experience of the past year should lead us to refuse the petition [sic] of anyone applying for a carbaret [sic] license in the future. These places have drawn a class of undesirable characters that have brought ill repute upon the good name of our city." (Hoboken Historical Museum 1913).

Salacious stories extended beyond the rathskeller, which closed in 1920. In 1929, the building was purchased by the Terminal Building Realty Company, helmed by local bootlegger-turned-legit, Frankie Dunn (HCDB 1728:290). Dunn invested in the Terminal Building as his first venture into clean business following his retirement from the underworld. His past, however, followed him to 68-70 Hudson Street. In 1930, Dunn was ambushed by three men with machine guns and killed in the marble lobby of the Terminal Building (Jersey Journal, March 8, 1930). According to coverage of the attack in the Jersey Journal, "ten bullet holes showed in the walls and glass panels of the corridor. Bullets spattered into the street, endangering the lives of passersby. Clean holes were cut in the glass over the entrance doorway" (Jersey Journal, March 8, 1930). Stigma associated with the Terminal Building began to dissipate around World War II, when a majority of the offices were leased out to attorneys (Gabrielan 2010:49; Jersey Journal, July 22, 1944). In 1945, the Terminal Building was sold to Lappas Holding Corporation, which sought to further improve the reputation of the commercial property with a largescale renovation of the interior intended to entice new, high end clients (HCDB 2096:133; Jersey Journal, July 22, 1944). It is worth noting that sales tactics emphasizing proximity to the terminal in the midcentury echoed the original sales pitches in 1910: according to an article in the Jersey Journal from 1944, "the location of this building, adjacent to the H. & M. Tubes, the Lackawanna Railroad terminal and the New York ferries, adds immeasurably to its potential value as one of the county's outstanding office buildings" (Jersey Journal, July 22, 1944).

Despite frequent changes to the building's ownership and identity, the structural footprint and facade remained largely unchanged throughout the 20th century (Figures 6, 7, 8), yet the building began to show signs of wear. Under the ownership of Samuel Caspert in 1964, plans were made to renovate the exterior by replacing the existing fabric with a glass and metal façade (HCDB 3266:7; Gabrielan 2010:49). Such modifications were never realized, though it is highly conceivable that the cornice removal and loss of the original entry surround occurred at this time. In 1985, protective measures were taken to ensure the preservation of the original façade. 70 Hudson Street Associates - Terminal Building's 1980s owner - granted a Deed of Façade Easement to the Philadelphia Historic Preservation Corporation (now the Preservation Alliance for Greater Philadelphia), which still holds the easement (HCDB 3498:86). Included in the easement were recommendations for initial restoration work, such as: removing insensitive materials, reconstructing the original entryway surround and wood-framed storefronts, refinish exterior stucco, remove plywood infill from fenestration, and reconstruct the projecting canopy over the seventh floor (HCDB 3498:86) (Figure 10). Most of the recommendations from the easement have been realized - with the exception of the canopy reconstruction - and the façade today remains largely intact due to that intervention.

Statement of Significance:

Background research and field investigation determined that the Terminal Building is significant under Criterion A for the pattern of events that contributed to the development of the City of Hoboken. It is significant as an indicator of the early architectural transitions occurring in the city in the early 20th century. The building, despite cosmetic alterations to façade, is also significant under Criterion C for architecture. Research suggests a 50-year period of significance beginning with the construction of the early skyscraper in 1910.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

228154562

Page 8

(Primary Contact)

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Terminal Building is eligible for listing on the New Jersey and National Registers of Historic Places due to its significance as the City of Hoboken's earliest skyscraper, the first building to convey shifting architectural styles toward a sleeker, modern aesthetic in the 20th century, and its contributions to the changing identity of the commercial neighborhood in the immediate vicinity of the Erie-Lackawanna Ferry and Railroad Terminal. The resource retains integrity of location and setting as it has existed in the same location for over a century, maintaining its original use as a commercial building with ground-floor retail since 1910. Its presence on the unit block of Hudson Street helps preserve the once eclectic commercial character of the block - notable for its diverse architectural styles and socioeconomic uses - even as much of the original 19th and 20th century historic fabric south of the building has been demolished. The resource also integrity of materials and workmanship. The core building of steel and concrete is intact; and while the stucco was reapplied during restoration in the 1980s, the materials used are sensitive to the historic intent present during the 1909-1910 construction. Core elements of the workmanship, notably the intricately designed terminals and symbols of Egyptian mythology related to the Goddess Hathor, have survived into the 21st century and continue to be legible more than seven stories from the ground.

The removal of the seventh floor canopy and the reconstruction of the original entry surround have had a considerable impact of the integrity of design. The loss of the canopy, in particular, disrupts the Hathor motif that is a significant character-defining feature of the otherwise flat, commercial design. However, the remaining Hathor symbology along the cornice is evocative of the exotic element of the building's design. The delicate details and application of Egyptian-themed sculptural ornamentation are not only relatively rare in the City of Hoboken, but they also distinguish the building from more traditional examples of the Sullivan-esque architectural style. When applied to customary, early high-rise commercial architecture, these elements provide the building with a unique architectural style that begins to express the lighter, modern styles of Art Deco architecture - one that is not lost due to the missing canopy or the original entry surround. Therefore, despite cosmetic alterations and removal of certain character-defining features, the resource retains integrity of design.

The condition of the building and the ability of its enduring character-defining features to articulate its original identity contribute to the integrity of feeling. The building historically served as a landmark for Hudson River crossings; and although the Prudential Life signage was dismantled over a century ago, the raised sculptures of Hathor still serve as a recognizable landmark at the southern boundary of the City of Hoboken. Together, all these elements of integrity convey integrity of association. Furthermore, its continued use of the name Terminal Building (which is also embedded in the decorative cornice) reinforces the historic significance of the 1907 terminal that so heavily impacted the development of Hoboken in the early 20th century. The resource is one of the most tangible indicators of that moment in the city's history. Overall, the rare, early 20th century, commercial high-rise has considerable integrity that supports its significance under Criteria A and C.

Total Number of Attachments: 1

List of Element Names: Building

Narrative Boundary Description:

The boundary of the Terminal Building at 68-70 Hudson Street is defined by its legal tax parcel (0905-210.01-24). It is bounded by Hudson Street to the east and Court Street to the west, as well as distinct, privately-owned parcel to the north (0905-210.01-23) and south (0905-210.01-25).

Date Form Completed: 3/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

228154562

Page 9

CONTINUATION SHEET

Property ID: 228154562

Property Name: Terminal Building

Address: 68-70 Hudson Street

Chain of Title:

68-70 Hudson Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
7/3/2003	Hobukiet Associates, LLC	70 Hudson Street Realty, LLC; DF 70 Ralty LLC, MF 70 Realty LLC, LJC 70 Realty LLC c/o Louis Carbone	7119:302	\$7,200,000	n/a
1/22/1993	Howco Investment Corp.	Hobukiet Associates, LLC	4569:242	\$10	Special Warranty Deed
12/27/1991	Edward J. Webster (Sheriff)	Howco Investment Corp.	4465:322	-	Corrective Deed
9/23/1991	Edward J. Webster (Sheriff)	Howco Investment Corp.	4438:166	\$100	Sheriff Sale
12/27/1985	70 Hudson Street Associates	Philadelphia Historic Preservation Corporation	3498:86	\$0	Deed of Façade Easement (Historic Preservation; easement held by now Preservation Alliance for Greater Philadelphia)
3/1/1982	Hudson Investments, Inc.	70 Hudson Street Associates	3343:775	\$1,000,000	-
11/30/1978	Samuel Caspert	Hudson Investments, Inc.	3266:7	-	-
9/8/1964	Terminal Office Bldg. Inc.	Samuel Caspert (Trust)	3258:141	-	-
8/8/1964	Arthur Cale Jr., Equip.	Terminal Office Bldg., Inc.	2956:854	-	-
11/13/1963	68 Hudson Realty Corp.	Arthur Cale Jr., Equip.	2927:852	-	-
12/16/1948	Theodore Lappas	68 Hudson Realty Corp.	2343:219	-	-
6/8/1946	Lappas Holding Corp.	Theodore Lappas	2177:183	-	-
1/16/1945	Fidelity Union Trust Co.	Lappas Holding Corp.	2096:133	-	-
4/26/1937	Terminal Building Realty Co.	Fidelity Union Trust Co.	1900:199	-	-

Survey Name: Hoboken City Architectural Survey 2018 Date: 3/5/2019
 Surveyor: Samantha Kuntz (surveyor, preparer)
 Organization: AECOM

CONTINUATION SHEET

Property ID: 228154562

68-70 Hudson Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
11/26/1929	Hudson Land & Improvement Co.	Terminal Building Realty Co.	1728:290	-	-
9/27/1926	G. J. Co. Corp. et al	Hudson Land & Improvement Co.	1616:406	-	-
9/19/1919	Cecelia Ginsberg	G. J. Co. Corp. et al	1317:361	-	-
9/19/1919	Pasquale Coppola et al	Cecelia Ginsberg	1317:359	-	-
5/16/1919	Prudential Insurance Company of America	Pasquale Coppola and Antonio Pedalino	1306:383	\$1	Mortgaged at the time for \$110,000 (see PIC lien)
5/25/1917	McMorrow Engineering etas & Construction Co.	Prudential Insurance Company of America	1254:439	\$112,654.39	Sheriff's Deed
1/25/1913	Terminal Building Co. Inc.	McMorrow Engineering etas & Construction Co.	1146:121	\$1	Property subject to a lien by the Prudential Insurance Company dated 11/10/1909 to secure \$110,000
2/5/1909	Ernest L. Sawyer	Terminal Building Co. Inc.	1032:97	\$1	Note the brick dwelling still standing on the lot
5/7/1908	John C. Tredwell	Ernest L. Sawyer	1032:95	\$1	Noted as a brick dwelling and lot situated on a tract previously made by Charles Loss

Survey Name: Hoboken City Architectural Survey 2018 Date: 3/5/2019
 Surveyor: Samantha Kuntz (surveyor, preparer)
 Organization: AECOM

CONTINUATION SHEET

Property ID: 228154562

Photographs:



Photograph 1. View of the primary (east) elevation of the Terminal Building at 68-70 Hudson Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 228154562



Photograph 2. Perspective view of the side (south) elevation, demonstrating the elevated ends of the cornice, looking northwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 228154562



Photograph 3. View looking west of the primary entrance, flanked by storefronts, from Hudson Street.



Photograph 4. Detail view of the cornice, view west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 228154562



Photograph 5. Streetscape view of the unit block of Hudson Street looking northeast. The southeast corner of the Terminal building is visible in the foreground.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 228154562

Maps and Figures:

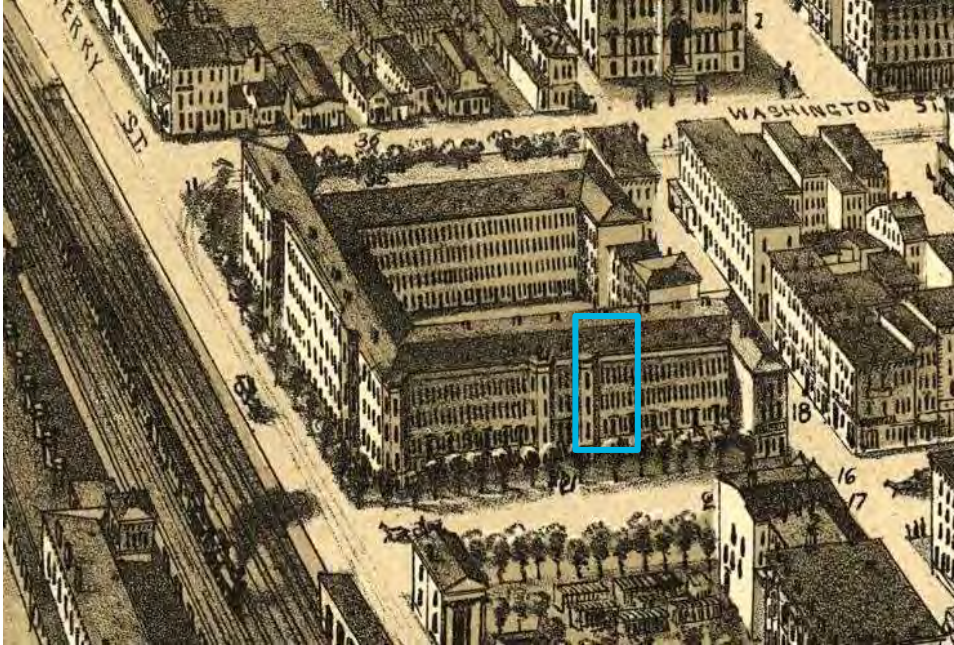


Figure 1. Original 19th century development – Hudson Terrace – at the corner of Hudson and Newark Streets prior to development of the Hudson Trust Building as seen on the 1881 bird's eye view of Hoboken by O.H. Bailey & A. Ward (Blue square indicates the approximate location of the future Terminal Building) (Source: Library of Congress).

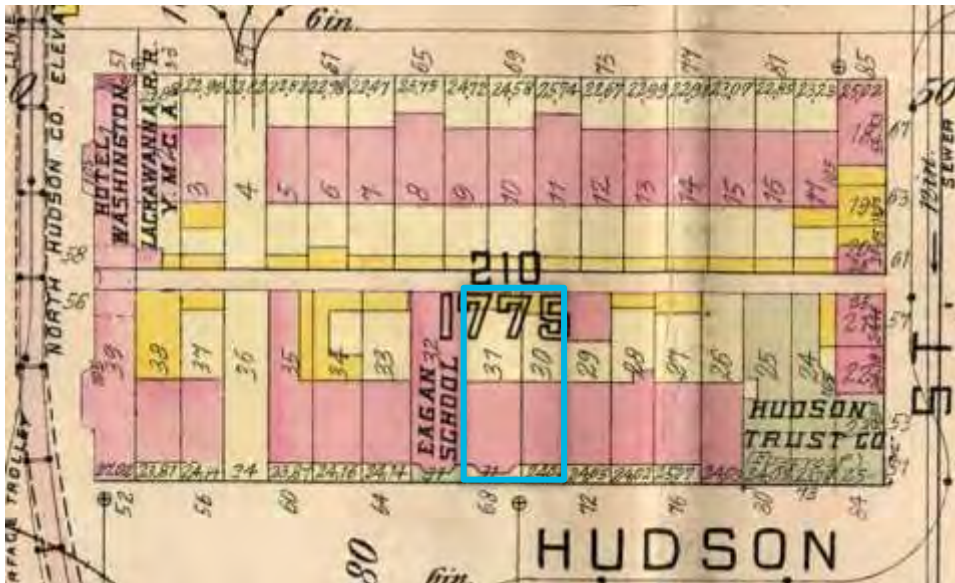


Figure 2. G.M. Hopkins' *Atlas of Hudson County 1909*, Vol. 2, Plate 1, indicating the future location of the Terminal Building (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: 228154562



Figure 3. View of the Terminal Building while under construction, ca. 1909, view north west from Hudson Place. Note the “The Prudential” signage on the roof, showing the early stages of the installation of the iconic Rock of Gibraltar sign (Source: Hoboken Historical Museum¹).

¹ The Hoboken Historical Museum lists this photograph as ca. 1910-1911. However, based on the completion of the building in early 1910, the photograph is more appropriately dated to 1909.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 228154562



Figure 4. Postcard rendering of the Terminal Building, recording the Prudential Insurance Rock of Gibraltar sign, ca. 1911-1915 (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 228154562



Figure 5. 1915 photograph of the Terminal Building, “Hoboken’s first skyscraper.” Note the lack of signage on the roof.
(Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 228154562



Figure 6. The building as recorded in G.M. Hopkins' 1923 Atlas of Hudson County, New Jersey, Vol. 2, Plate 1 (Historic Map Works).



Figure 7 The building situated on a dense block as shown in Sanborn's *Insurance Maps of Hudson County, New Jersey, Hoboken*, Vol. 7, Sheet 15, in 1932 (revised from 1906 edition) (Source: NJ State Library).

CONTINUATION SHEET

Property ID: 228154562



Figure 8. 1933 streetscape of Hudson Street, view south toward Observer Highway, with the Terminal Building entrance visible to the right (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 228154562



Figure 9. Comparison of the entry in 1915 (left) versus 2019 (right).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

PROPERTY REPORT

Property ID: 234102910

Property Name: Columbia Club **Ownership:**
Address: 1101 Bloomfield ST **Apartment #:** **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	1

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

The Columbia Club, located at 1101 Bloomfield Street, is a three-and-one-half-story, ten-bay, multi-family dwelling constructed in 1891. The Romanesque Revival building stands on a corner parcel, with a rounded tower at the southwest corner. A painted wrought iron railing demarcates the garden area along the front and side of the building. The foundation is rusticated stone, and the upper stories are sheathed in light-colored brick. The main entrance to the building is located on the west elevation, facing Bloomfield Street. There is a stone stoop that fronts the gated, recessed entryway; the entry features an original rounded-arch opening with a painted, rusticated stone lintel. There are two wood-framed windows with half-circle transoms, set within original stone rounded-arch openings that flank the main entrance. There are two three-sided bay windows on the first floor, one facing Bloomfield Street, and the other facing Eleventh Street. Each bay features three wood-framed windows with transoms, set within original rectangular openings; the windows on the bays have shared rusticated stone lintels and sills. The remainder of the fenestration on the first floor consists of wood-framed windows set within original rounded-arch openings; these openings feature brick rounded arch lintels with rusticated brownstone detailing. All windows located on the first floor feature shared rusticated brownstone sills. Fenestration on the second floor features wood-framed windows set within a variety of original opening configurations. The openings consist of a mix of rusticated brownstone rounded-arch lintels, brick rounded-arch lintels, and straight rusticated brownstone lintels; all windows have shared rusticated brownstone sills. Fenestration on the third floor consists of wood-framed windows set within original rectangular openings with shared rusticated brownstone lintels and sills. The rounded tower has two wood-framed windows set within original openings on each floor. The first floor openings have rusticated

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

(Primary Contact)

234102910

brownstone jack arch lintels, the second floor has flat rusticated brownstone lintels, and the third floor has rusticated brownstone rounded-arch lintels. The third floor of the tower has a clerestory with repeating arch windows, and is topped by a conical roof, clad in slate. There are two roof pediments, one on each elevation, and each features a half-circle, wood-framed window set within a brick arched opening. The building has six brick exterior-end chimneys, and a decorative wood cornice accents the roofline. Alterations include replacement window sashes; addition of a wrought iron fire escape on the facade; painted facade details; and the addition of a garage door entrance on the south elevation. No exterior flood mitigation measures are evident. (See Building Attachment)

1101 Bloomfield Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots for development on what is now the 1100 block of Bloomfield Street. The Columbia Club was constructed in 1891, and first appears on a 1904 bird's eye view image of Hoboken. A 1909 atlas of Hoboken documents the brick building as the Columbia Club. The footprint of the building has not changed. The building was used as a Masonic lodge starting in the 1910s, and was later occupied by a church group. In the late 1980s, the building was restored and converted into an apartment building. (See Property Eligibility Worksheet)

Despite the change in use, 1101 Bloomfield Street retains architectural integrity as an institutional building, and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the rusticated brownstone details; mix of original arched and rectangular openings; multiple brick chimneys; light-colored brick exterior; roof pediments; bay windows; and rounded tower. This Columbia Club is a highly intact and grand institutional building, and additional research suggests that the resource is potentially individually eligible for listing on the National Register of Historic Places. Therefore, it is recommended that 1101 Bloomfield Street be classified as a key contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

Columbia Club is sited on a parcel (Block 246 Lot 1), located on the east side of Bloomfield Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Bloomfield Street has a fairly consistent, high-integrity collection of late 19th-century rowhouses described in the 1978 survey as "one of the best maintained blocks in Hoboken and worthy of attention" (Zingman 1978). The Columbia Club stands as a prominent building on its corner lot.

Registration and Status Dates:
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

(Primary Contact)

Property ID:

234102910

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hoboken Historical Museum	"Hoboken History: Special Architecture Issue, No. 5, Autumn 1992"	1992		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 2	1978		
Fry, Chris	"Hoboken's First Baptist Church Getting Transformed Into Condominiums," [JerseyDigs] March 16, 2017.	2017		
Lyons, Richard D	"Postings: Hoboken Conversion; 1890's Luxury," [New York Times] November 12, 1989.	1989		
Google	GoogleEarth Streetview			
Hudson County	Deeds, var.			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hoboken Board of Trade	History of Hoboken	1907		
Freemasons	Program, Freemasons: 75th Anniversary Charity Ball. Euclid Lodge No. 136, Hoboken.	1949		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		

Additional Information:

HPC LIST ID: 115

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1990)

NOTES: rehabbed?

More Research Needed? (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? **District Name:** Hoboken Historic District**Status:** Key Contributing**Associated Archeological Site/Deposits?**

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 2/9/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**

Page 4

 (Primary Contact)**234102910**

BUILDING ATTACHMENT

Common Name: Columbia Club

Historic Name: Columbia Club/Euclid Masonic Club

Present Use: Residential, permanent

Historic Use: Mass assembly, social or cultural

ConstructionDate: **Source:**
Construction 1891 **Construction** 1891
Start Date: **End Date:**

Style: Romanesque Revival Vernacular Style?

Form: Other **Physical Condition:** Unknown

Type: **Remaining Historic Fabric:** High

Roof Finish Materials: Asphalt Shingle **Stories:** 3

Exterior Finish Materials: Brick, Unspecified **Bays:** 10

Exterior Description:

The building at 1101 Bloomfield Street is a three-and-one-half-story, ten-bay multi-family dwelling constructed in 1891 (Photograph 1). The Romanesque Revival building stands on a corner parcel, with a rounded tower at the southwest corner. There is a painted wrought iron railing that demarcates the garden area along the front and side of the building. The foundation is rusticated stone, and the upper stories are sheathed in light-colored brick. The main entrance to the building is located on the west elevation, facing Bloomfield Street (Photographs 2 & 3). There is a stone stoop that fronts the gated, recessed entryway; the entry features an original rounded-arch opening with a painted, rusticated stone lintel. There are two wood-framed windows with half-circle transoms, set within original stone rounded-arch openings that flank the main entrance. There are two three-sided bay windows at the first floor, one facing Bloomfield Street, and the other facing Eleventh Street (Photographs 4 & 5). Each bay features three wood-framed windows with transoms set within original rectangular openings; the windows on the bays have shared rusticated stone lintels and sills. The remainder of the fenestration on the first floor consists of wood-framed windows set within original rounded-arch openings; these openings have brick rounded arch lintels with rusticated brownstone detailing. All windows on the first floor feature shared rusticated brownstone sills. Fenestration on the second floor features wood-framed windows set within a variety of original opening configurations. The openings consist of a mix of rusticated brownstone rounded-arch lintels, brick rounded-arch lintels, and straight rusticated brownstone lintels; all windows have shared rusticated brownstone sills. Fenestration on the third floor consists of wood-framed windows set within original rectangular openings with shared rusticated brownstone lintels and sills. The rounded tower has two wood-framed windows set within original openings on each floor (Photograph 6). The first floor openings have rusticated brownstone jack arch lintels, the second floor features flat rusticated brownstone lintels, and the third floor of the tower has rusticated brownstone rounded-arch lintels. A clerestory crowns the tower, and has repeating arch windows, topped by a conical roof clad in slate. There are two roof pediments, one on each elevation, and each features a half-circle, wood-framed window set within a brick arched opening. The building has six brick exterior-end chimneys, and a decorative wood cornice accents the roofline.

Interior Description:

Interior access was not available at the time of survey. Records that document the apartment renovation note that the interior space is split into four apartments, each containing approximately 2,000 to 3,000 square feet of living space.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Rehabilitation	1988	to	Deeds; Newspaper Article
Use change		1969 to	Deed
Use change		1917 to	Deeds

Architect/Designer::

Type:	Name:	Person/Firm Description:
Architect	French, Dixson & DeSaldern	Architect

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Researcher: Kaitlin Pluskota

(Primary Contact)

234102910

Organization: AECOM

Date form completed:

2/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

(Primary Contact)

Property ID:

234102910

Page 6

ELIGIBILITY WORKSHEET - Properties

Property ID 234102910

History:

On October 1, 1891, the Hoboken Land & Improvement Company sold a plot at the corner of Bloomfield and Eleventh Streets to the Columbia Club of Hoboken. The club building constructed on this plot was designed by Robert C. Dixon Jr., one of the partners of the New York City-based architecture firm French, Dixon & DeSaldern. The firm designed the First Baptist Church at Ninth and Bloomfield Streets in Hoboken. Both the Columbia Club and church shared the same architectural style. The building does not appear on the 1891 Sanborn map of the city, but first appears on a 1904 bird's eye view image of Hoboken (Figures 1&2) (Sanborn 1891; Hughes & Bailey 1904). The 1909 Hopkins atlas includes the first record of the Columbia Club building (Figure 3) (Hopkins 1909).

The Columbia Club cost around \$27,000 to construct, and was composed of three stories with a 74-foot tower at the southwest corner. The original interior consisted of a collection of lavish spaces. The first floor featured an office, two parlors, a reception room, a billiard room, and cloak rooms. The second floor had a ladies' parlor, reception room, library, two card rooms, and a concert hall that was also used as a gymnasium. The third floor was occupied by a banquet room with space for up to 200 guests, and the basement had bowling alleys for club members (Hoboken Historical Museum 1992). The gathering spaces were used for events and lectures that promoted cultural and civic projects, an important focus of the club's mission.

This chapter of the Columbia Club was disbanded around 1910. Many members of the elite club had begun to leave Hoboken by this time, and without new members to replace them, enrollment declined rapidly. Another group, Hoboken's Euclid Masonic Lodge, chose to fill the space left vacant at the Columbia Club. Their previous club space had suffered twice from a fire in 1911 and 1914, respectively. In 1916, a committee was formed with the goal of finding a new building for the Euclid Masonic Lodge. Meeting minutes reveal that the committee had a difficult time reaching a decision on a new meeting space. As a result, one of the committee members resigned his position and purchased the vacant Columbia Club building, hoping the association would agree to use the building for its events (Freemasons 1949).

The Masonic Club Association agreed that 1101 Bloomfield Street was a suitable new location, and it is reported that the Masonic Club began to occupy the building on January 1, 1917. However, it was not until March 1917 when the Columbia Club officially sold the property to the Masonic Club Association of Hoboken, who took on the sizeable mortgage to make the acquisition (HCRD 1251:400). When the Masonic Club purchased the building, they made several interior alterations to better accommodate their needs. As a result, several of the building's carefully crafted details were hidden; fireplaces were walled over, ornate moldings were painted over, and the Gothic beamed ceiling in the gymnasium was covered by an ornate plaster vaulted ceiling. The gymnasium was converted to a ceremony hall, and in the process, was enlarged to accommodate 400 seats (Hoboken Historical Museum 1992). During its early years of ownership, the Euclid Lodge struggled to attract members because of World War I. However, about a decade later, the lodge reached its peak in 1929, with a total of 968 active members (Freemasons 1949). Maps and atlases from the 1920s and 1930s note that the building was occupied by the Euclid Masonic Club (Figures 4 & 5) (Hopkins 1923; Sanborn 1932).

The building was occupied by the Euclid Masonic Club for over fifty years, making this group a long-standing and prominent occupant, though they were not the original. In 1969, the First Spanish Baptist Church of Hoboken purchased it from the Masonic Club Association for \$20,500 (HCRD 3055:1058). Once again, interior was altered to accommodate the new occupant. One of these changes was the creation of a living space for the church's pastor (Hoboken Historical Museum 1992).

In 1986, Primeralglesia Bautista de Hoboken (a non-profit religious corporation) sold the property to The Columbia Group for \$500,000 (HCRD 3577:252). The Columbia Group was formed by several Hoboken citizens interested in restoring the Columbia Club. One of the members of this group was Morgan E. Cline, who a few years after its inception, bought out his group with another business partner.

On August 25, 1988, The Columbia Group sold the property to Morgan E. Cline and Benjamin D'Onofrio for \$650,000 (HCRD 4006:118). Cline and D'Onofrio worked with architect Dean Marchetto to restore the building; the renovation project of the Columbia Club began in 1989. Because the original plans were lost, the renovation team was forced to use the few original building details they could find to guide their project. The renovation transformed the interior of the former club space into four apartments, ranging from approximately 2,100 to 3,000 square feet (Lyons 1989). Where possible throughout the interior, original details, including molding and fireplaces, were uncovered and restored. When the project was finished, the exterior of the building resembled the original to a high degree, which is still evident when comparing historic photographs to the present building (Figures 6 & 7).

Hoboken Social Clubs

The earliest social club in Hoboken is thought to be The Turtle Club, started in part by Colonel John Stevens. The Turtle Club traces

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

234102910

Page 7

(Primary Contact)

its history to 1796, where the first meeting took place at the present-day Sybil's Cave. Other early members of the club included Alexander Hamilton, Aaron Burr, and John Jay (Fry 2017). Several more clubs were founded throughout the 1800s, such as the Deutscher Club (ca. 1864), and the New York Yacht Club (ca. 1844). Near the end of the 19th century, social clubs gained more popularity. Hoboken began to see an influx of immigrants and wealthy people who appreciated the small city's proximity to New York City. The residents of Hoboken, new and old, craved a place where they felt they could fit in, and from this desire, more social clubs were created to accommodate a variety of interests and backgrounds. Throughout history, the total number of social clubs in Hoboken amounted to about 250. Some clubs were more prominent than others, and the longevity of each club differs, but all were integral in contributing to the rich history of the city (Hoboken Historical Museum 2012).

Statement of Significance:

The Columbia Club at 1101 Bloomfield Street in Hoboken is eligible for listing in the National Register of Historic Places (NRHP) and the New Jersey Register of Historic Places (SR). The Columbia Club is a significant example of a surviving social club building, associated with Hoboken's social club history (Criterion A). Though the club building can be loosely tied to the names of several important figures, the association with these people is not sufficient for the resource to be eligible under Criterion B. Despite extensive interior alterations to the building, the Columbia Club survives as a highly intact and architecturally distinctive example of a fine institutional building (Criterion C). There is insufficient information to determine if The Columbia Club may be likely to yield information important in history or prehistory, and therefore is not recommended eligible under Criterion D at this time.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The building at 1101 Bloomfield Street was constructed as a club building for the Columbia Club in 1891. The building's occupants changed several times, but it retains the original integrity of a grand institutional building. The large building serves as a focal point along the northern end of Bloomfield Street and sets itself apart in both size and style from similar buildings of the same type, and the surrounding buildings on the block. The building retains integrity of location and setting, as its location has not been changed, and the surrounding buildings have remained fairly stable. The resource also has integrity of materials, design, and workmanship. Its light-colored brick exterior and rusticated brownstone facade visually link the building to its historic era. Though most doors and windows have been replaced, the 1980s-era restoration made an effort to stay true to the original fabric of the building, and preserved architectural elements that survived previous alterations. The building also retains integrity of feeling and association, despite its present use as a multi-family dwelling.

As part of one of the most elite and well known social clubs in the country, the Columbia Club is an important part of Hoboken's rich social club history. Though the club did not endure into the 20th century, the building and name of the Columbia Club have made a lasting impression on the city. The Columbia Club also presents a distinctive architectural composition in Hoboken. The light-colored brick, grand size, and Romanesque Revival-style details set the Columbia Club apart from the block on which it stands, allowing it to serve as a focal point along the northern end of Bloomfield Street. The exterior details retain a high degree of integrity, and the footprint has not been altered, leaving the Columbia Club with an almost pristine exterior. As it stands, the Columbia Club is an exceptional example of a Romanesque Revival-style institutional building, and embodies the distinctive characteristics of the style. Therefore, the Columbia Club building is recommended individually eligible for listing in the National and New Jersey State Registers under Criteria A and C.

Total Number of Attachments: 1

List of Element Names: Building

Narrative Boundary Description:

The boundary of 1101 Bloomfield Street is defined by its legal tax parcel (0905-246-1). It is bounded by Bloomfield Street to the west, Eleventh Street to the south, a parcel (0905-246-2) to the east, and a parcel (0905-246-3) to the north.

Date Form Completed: 3/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

(Primary Contact)

Property ID:

234102910

CONTINUATION SHEET

Property ID: 234102910

Property Name: Columbia Club

Address: 1101 Bloomfield Street

Photographs:



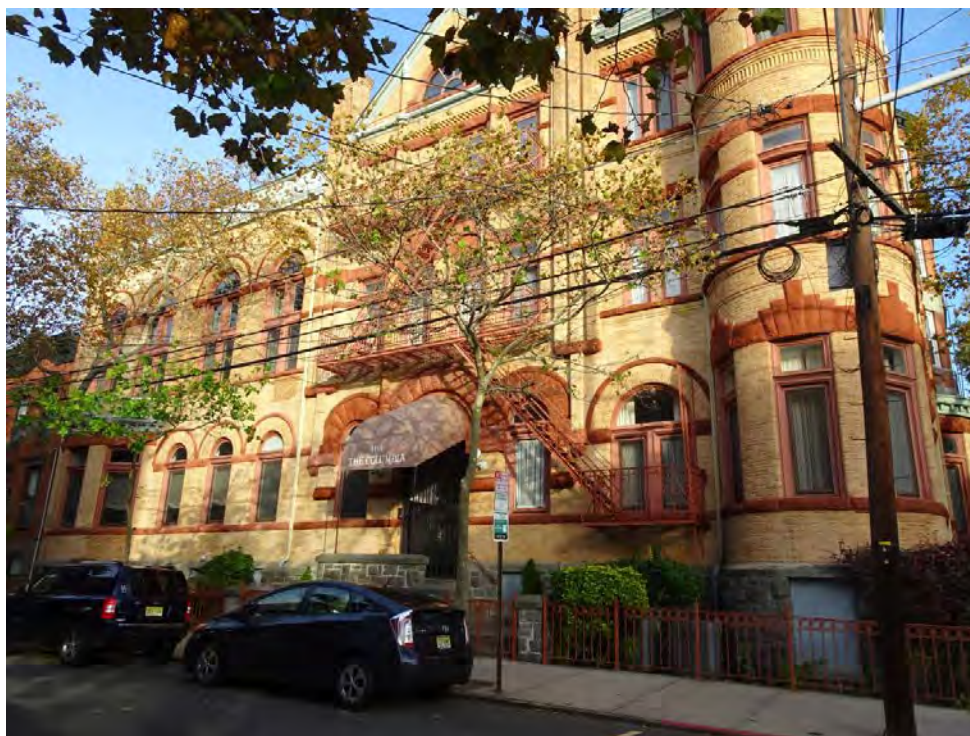
Photograph 1. Looking at the façade and south elevation of the Columbia Club, view northeast.

CONTINUATION SHEET

Property ID: 234102910



Photograph 2. Looking at the façade along Bloomfield Street, view southeast.



Photograph 3. Looking at the façade along Bloomfield Street, view northeast.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/6/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 234102910



Photograph 4. View of the Columbia Club building in context with its block, view north.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/6/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 234102910



Photograph 5. Looking at the side (south) elevation along Eleventh Street, view north.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/6/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 234102910



Photograph 6. Detail view of corner tower, view east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/6/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 234102910

Maps and Figures:

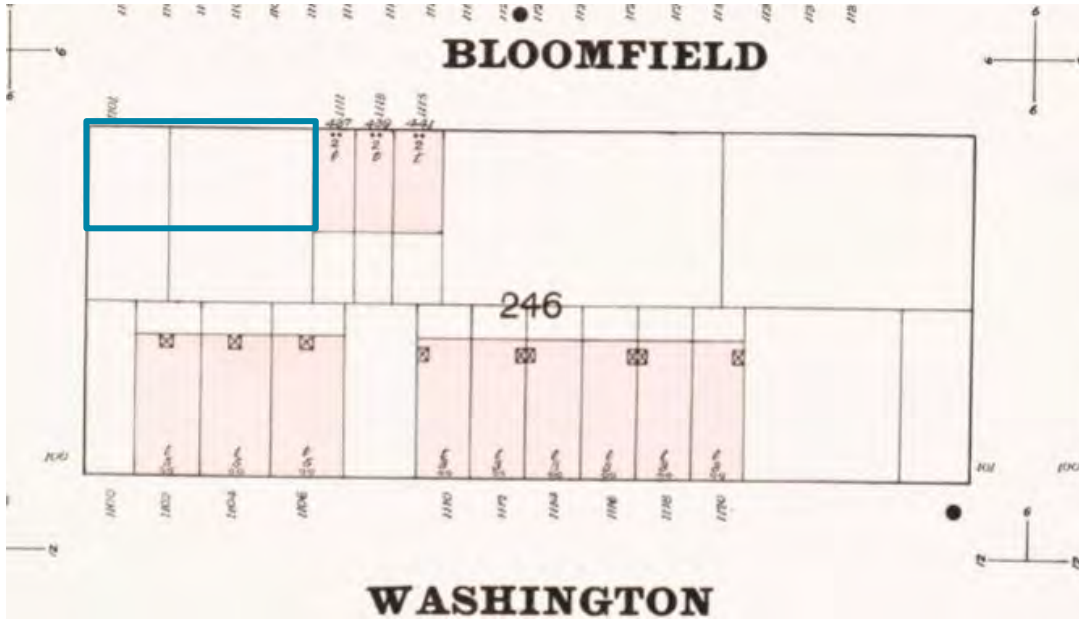


Figure 1. The lot where the Columbia Club was built along Bloomfield Street on an 1891 map (Sanborn-Perris 1891).



Figure 2. The first appearance of the Columbia Club on a 1904 bird's eye view image of Hoboken (Hughes & Bailey 1904).

CONTINUATION SHEET

Property ID: 234102910

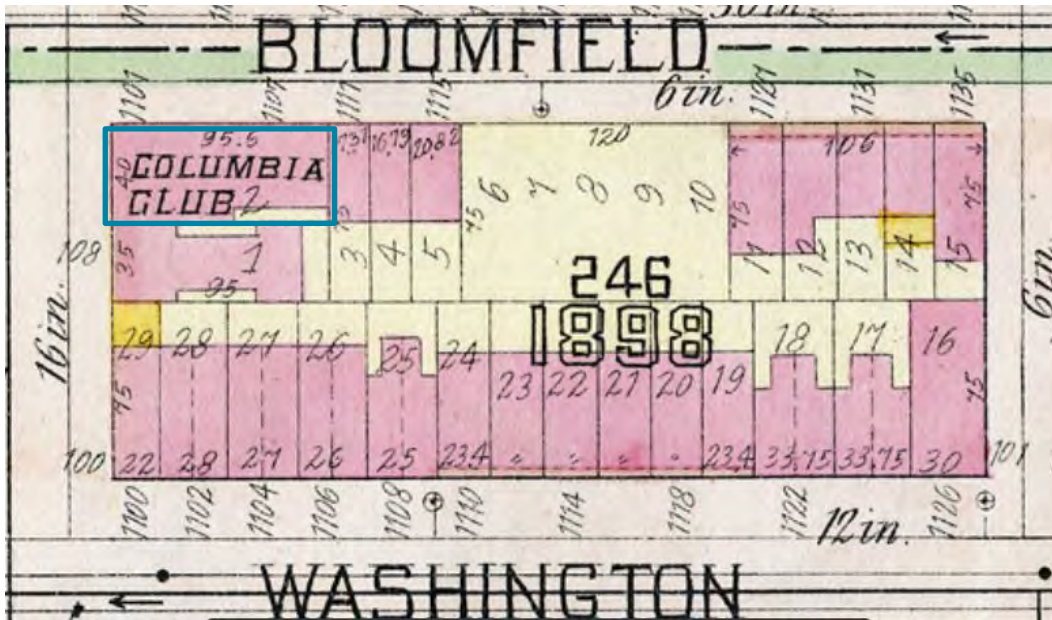


Figure 3. The first notation of the Columbia Club on a 1909 atlas (Hopkins 1909).

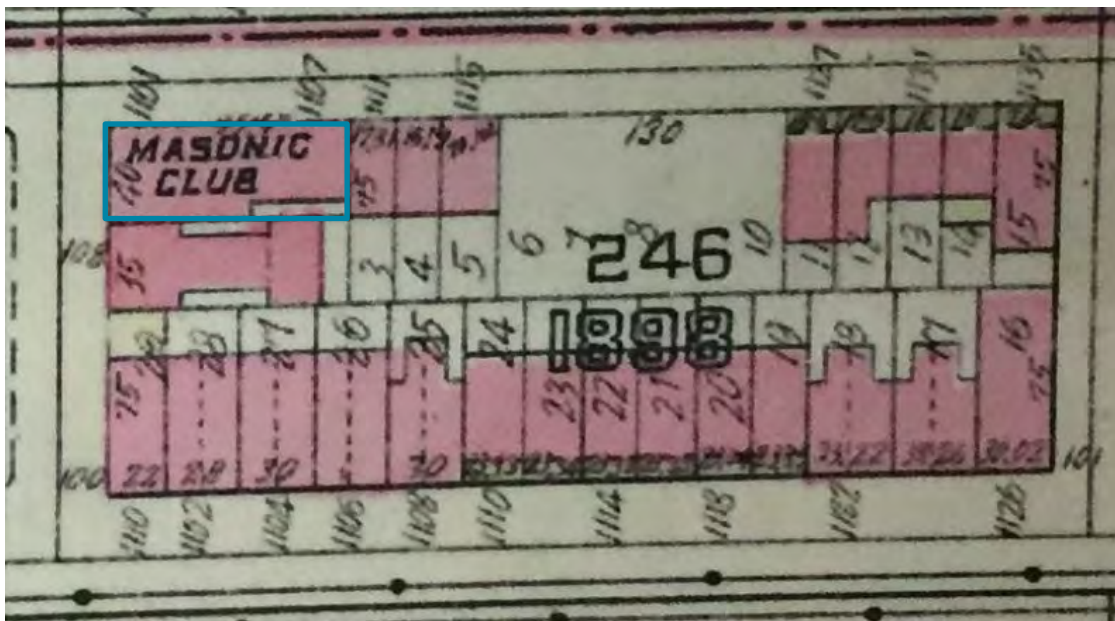


Figure 4. The first notation of the Masonic Club on a 1923 atlas (Hopkins 1923).

CONTINUATION SHEET

Property ID: 234102910

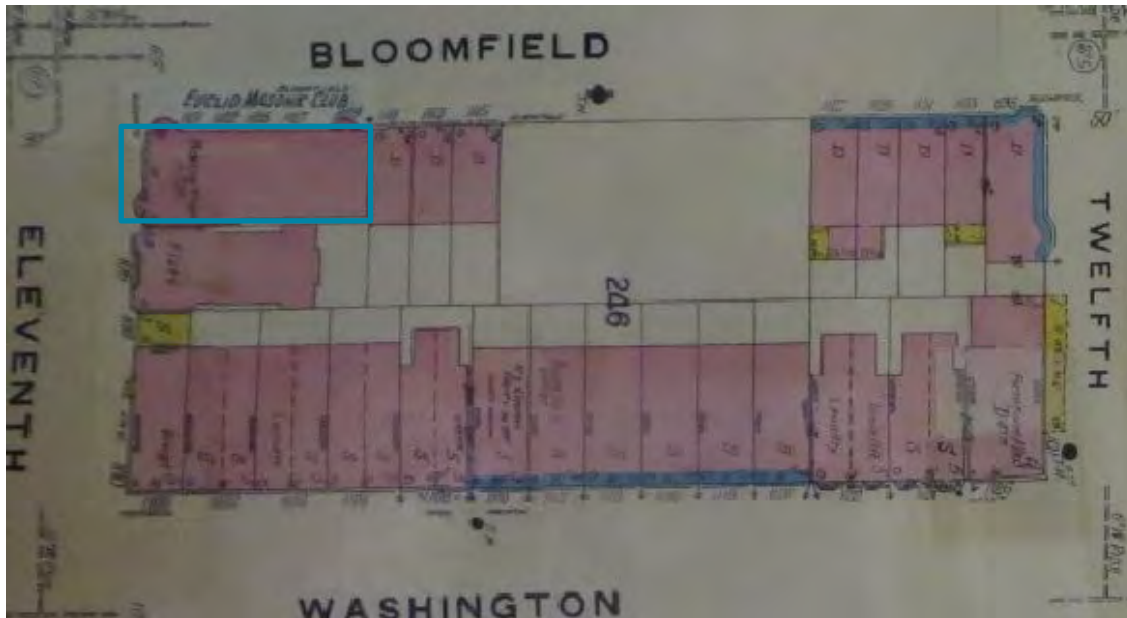


Figure 5. Image showing the Euclid Masonic Lodge noted at this building on a 1932 Sanborn map (Sanborn 1932).



Figure 6. Documentation of the Columbia Club at 1101 Bloomfield Street ca. 1900 (Source: NJ HPO).

CONTINUATION SHEET

Property ID: 234102910



Figure 7. Documentation of the Columbia Club at 1101 Bloomfield Street ca. 1910 (Source: Rutgers Library).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/6/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

most of these openings have straight brownstone lintels and sills. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident. (See Building Attachment)

The development of the 700 block of Adams Street began on the east side in the late 19th century. Through 1891, the majority of both sides of the block remained undeveloped. By 1909 most of the east side of the block was occupied with dense brick and wood-framed rowhouses; a public school and one building were erected on the west side of the block by this date as well. By the 1920s, the west side of the block had several more masonry and wood-framed buildings. The brick building at 710-712 Adams Street first appears on a 1923 atlas with a rectangular footprint; the building's footprint has not been altered. Sanborn fire insurance maps from the 1930s document the building as a double-side, five-story building marked 'flats' with a store in the basement level. Photographic documentation from a 1978 survey shows that the building's exterior has remained fairly consistent over time. (See Property Eligibility Worksheet)

710-712 Adams Street retains integrity as a multi-family dwelling and multi-use structure. Additionally, it retains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the decorative cornice; limestone fenestration accents; secondary entry; original openings; basement-level storefront; and sunken areaway. In addition to these elements, the building exhibits unique architectural details, primarily at the cornice level. Therefore, it is recommended that 710-712 Adams Street be classified as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

710-712 Adams Street is sited on a rectangular parcel (Block 84 Lot 24), located on the west side of Adams Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 700 block of Adams Street is comprised of primarily residential buildings representing mixed levels of integrity. The east side of the block is predominately occupied by three and four-story late 19th-century rowhouses; the west side of the block features a mix of residential buildings constructed in the early 1900s, and modern dwellings. The building at 710-712 Adams Street stands out from the remainder of the block because of its unique architectural elements.

Registration and Status Dates:

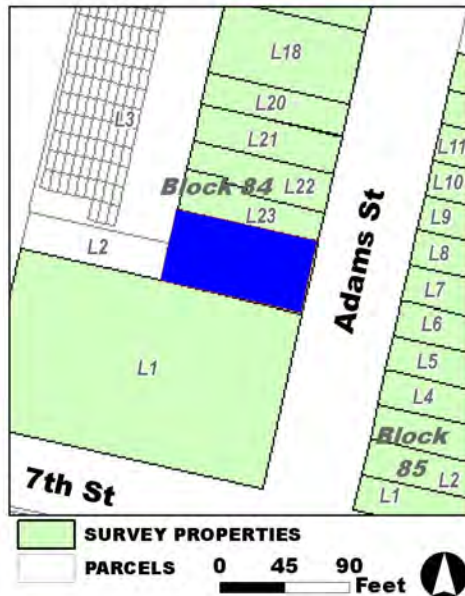
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

- Eligibility Worksheet included in present survey?
- Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018
Researcher: Kaitlin Pluskota
Organization: AECOM

(Primary Contact) **Property ID:** 304891377

BUILDING ATTACHMENT

Common Name: 710-712 Adams Street

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1910 **Source:** 1909 Hopkins Map, 1911 Newspaper Article

**Construction
Start Date:**

**Construction
End Date:**

Style: Renaissance Revival

Vernacular Style?

Form: Apartment

Physical Condition:

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Metal

Stories: 5

Exterior Finish Materials: Brick, Running Bond

Bays: 4

Exterior Description:

The building at 710-712 Adams Street is a five-story, four-bay Renaissance Revival-style mixed-use building constructed ca. 1910 (Photograph 1). A cast and wrought iron railing fronts the buff-colored brick building, demarcating the sunken areaway. The south half of the garden level of the building is occupied by a commercial space (Photograph 4). The commercial storefront is composed of a replacement wood door with an adjacent storefront window, set within an iron and wood frame. There is a heavy wood cornice located above the storefront. The north half of the facade at the garden level features a pair of one-over-one vinyl replacement windows, set within a single original opening. There is a high stone stoop with wrought iron railings that fronts the centered main entry of the building (Photograph 3). The main entry is composed of a wood and glass door with a transom, set within a wood surround. Above the entry is an ornamental carved stone hood with brackets, and below the door is a bluestone threshold. A pair of replacement one-over-one vinyl windows set within one original opening flank the entry on either side at the first floor. These openings feature limestone jack-arch lintels with large keystones, and straight limestone sills. A secondary entrance with a replacement wood door is located on the facade below the stone stoop. Fenestration on the upper floors of the facade consists of four evenly-spaced, one-over-one, vinyl replacement windows, set within original openings on each floor. These openings feature limestone jack-arch lintels with large keystones and straight limestone sills. A wrought iron fire escape is appended to the main facade of the building. The flat roof is accented by a decorative, pedimented cornice with dentils and brackets; the brackets feature male forms supporting the cornice; beneath each bracket is a brick pilaster with corbelled ends (Photograph 2). The side elevations of the building feature one-over-one, replacement vinyl windows of various sizes, set within original openings; most of these openings have straight brownstone lintels and sills.

Interior Description:

Interior access was not available at the time of survey.

Alteration Dates:

Architect/Designer::

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

(Primary Contact)

304891377

Page 4

ELIGIBILITY WORKSHEET - Properties

Property ID 304891377

History:

The multi-family dwelling at 710-712 Adams Street is located on the east side of Adams Street in Hoboken, New Jersey. The parcels where the tenement building was constructed, located next to the city's Public School Number 8, were empty plots of land into the 1900s. The first mention of a building at this site was in a 1908 newspaper article announcing that Dominick DeStefano, an Italian immigrant carpenter, had contracted with Fagan Iron Works for all iron work on a brick building at this location (Evening Journal 1908b; United States Bureau of the Census [USBC]1910). The following year, a newspaper article announced that the plans for a five-story brick tenement had been approved by the Board of Tenement House Supervision for the week of November 25, 1909. The contractor that was identified in the newspaper article was Michael Allocca, a mason who resided in Hoboken, and had moved to the United States from Italy in 1898 (Jersey Journal 1909; USBC 1910). In 1908, Allocca and Michele Catello had purchased the two parcels where the tenement was to be built from St. Ann's Catholic Church (Hudson County Deed Book [HCDB] 1034:313). Like Allocca, Catello, a roofing contractor, had immigrated to the United States from Italy in 1900 (USBC 1910).

Over the following decade the building changed ownership several times. Deeds from 1911 outline two separate sales in April and December made between Allocca and a man named Pasquale Sauline, an Italian immigrant proprietor (HCDB 1081:617, 1102:553; 1910 Census). In December 1911, Sauline sold this property to Bertha K. Saldarini and her husband (HCDB 1102:560). In April 1912, the Saldarinis sold the property to Elizabeth Carey (HCDB 1111:539). In September 1912, Carey sold the property to Eugene Ciccarelli (HCDB 1131:420). Several years later, in 1919, Ciccarelli sold the property to Edwin A.S. Brown (HCDB 1300:557). After his death in 1920, Brown's widow sold the property to Paolo and Caroline Visconti (HCDB 1378:404).

The building first appears on a 1923 atlas of the City of Hoboken, where it is portrayed as a brick structure with a rectangular footprint (Hopkins 1923) (Figure 1). In 1925, the property was sold by Viscontis to two brothers and their wives, Pasquale and Fortuna D'Aurio (also spelled Daurio or D'Auria), and Frank and Sophie D'Aurio (HCDB 1591:106). Pasquale D'Aurio is cited as an Italian immigrant plaster worker, and Frank D'Aurio is cited as an Italian immigrant iron worker (USBC 1920). A newspaper article from 1925 references the sale to the D'Aurios, stating that the building was a five-story, ten-family apartment (Jersey Journal 1925c). Sanborn Fire Insurance Maps from the 1930s indicate that 710-712 Adams Street was a double-sided, five-story brick building. The building was marked 'flats,' and it is noted that there is a store in the basement level (Figure 2).

The building was documented in the 1978 survey entitled Hoboken New Jersey: A Physical and Social History; photographs from this survey depict the building's exterior as fairly consistent with its current appearance, with only minimal alterations, such as window sash replacement. The survey also shows that the basement-level business space had been retained (Figure 3). Sophie D'Aurio, who died in 1983, was the last surviving member of the group who had purchased the building in 1925. In her will, she bequeathed the property to her daughter, Susan D'Aurio. A few years after her mother's death, in 1986, the daughter sold the property to Patrick and Donna D'Aurio, her brother and sister-in-law (HCDB 3706:58). In total, the D'Aurio family kept the building in their possession for over eighty-five years, spanning most of the 1900s and some of the early 2000s. Patrick and Donna D'Aurio formed an LLC, Andare, LLC, to which they transferred the ownership of the building in 2006 (HCDB 7994:272). The couple retained ownership of the building until 2011, when it was sold to the current owner Altitude Enterprises, LLC for \$2.85 million (HCDB 8786:76).

Statement of Significance:

The building at 710-712 Adams Street does not meet the level of significance necessary for individual listing on the National or New Jersey Registers of Historic Places. Field investigations and background research have yielded no indication that the property is associated with events that have contributed to broad patterns of local or regional history (Criterion A); that the property is associated with persons significant in the past (Criterion B); that the property embodies distinctive architectural characteristics (Criterion C); or that the property is likely to yield important information about history or prehistory (Criterion D). Though the resource lacks individual significance, it does contribute to the significance of the Hoboken Historic District.

Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Despite the lavish details on the building's cornice, and historic form and massing, 710-712 Adams Street conveys little historic significance. The building retains all aspects of integrity including location, setting, design, workmanship, feeling, and association. However, the building is not an exceptional example of its style, or a unique building type in the city. In addition, no evidence has been found that associates the building with any prominent figures, events, trends, or businesses in Hoboken. While the building remains as a fairly unaltered multi-family dwelling, it does not appear to possess sufficient significance otherwise. Therefore, 710-712

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 5

Researcher: Kaitlin Pluskota

(Primary Contact)

304891377

Organization: AECOM

Adams Street is not recommended as individually eligible for listing on the National or State Registers.

Total Number of Attachments: 1

List of Element Names: Apartment Building

Narrative Boundary Description:

The boundary of 710-712 Adams Street is defined by its legal tax parcel (0905-84-24). It is bounded by Adams Street to the east and distinct parcels to the north (0905-84-23), south (0905-84-1), and west (0905-84-3).

Date Form Completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

(Primary Contact)

Property ID:

304891377

Page 6

CONTINUATION SHEET

Property ID: 304891377

Property Name: 710-712 Adams Street

Address: 710-712 Adams Street

Chain of Title:

1028 Willow Avenue

Date	Grantor	Grantee	Book:Page	Amount	Notes
5/31/2011	Andare, LLC	Altitude Enterprises, LLC	8786:76	\$2,850,000	n/a
5/16/2006	Patrick & Donna D'Auria	Andare, LLC	7994:272	\$0	Patrick & Donna D'Auria formed Andare, LLC and transferred ownership
12/30/1986	Susan D'Auria	Patrick & Donna D'Auria	3706:58	\$237,000	n/a
11/14/1925	Paolo & Carolina Visconti	Pasquale & Fortuna D'Aurio and Frank & Sophie D'Aurio	1591:106	\$38,000	n/a
11/1/1920	Edwin A. S. Brown	Paolo & Carolina Visconti	1378:407	\$1	n/a
10/26/1920	John Magner, Sheriff	Edwin A. S. Brown	1378:404	\$0	Was instructed to repay mortgage debts upon making a profit on sale of the property
3/26/1919	Eugene & Clara Florence Ciccarelli	Edwin A. S. Brown	1300:557	\$1	Grantee took over existing mortgages on property
9/27/1912	Elizabeth Carey	Eugene Ciccarelli	1131:420	\$1	Grantee took over existing mortgages on property
4/1/1912	Florence & Serafino Saldarini	Elizabeth Carey	1111:539	\$1	Grantee took over existing mortgages on property
12/4/1911	Pasquale & Maria Saulino	Florence M. E. Saldarini	1102:560	\$1	Grantee took over existing mortgages on property
12/2/1911	Michele & Francesca Allocca	Pasquale Saulino	1102:553	\$1	Grantee took over existing mortgages on property; Part 2 of 2 land sales
4/19/1911	Michele & Francesca Allocca	Pasquale Saulino	1081:617	\$1	Grantee took over existing mortgages on property; Part 1 of 2 land sales
11/7/1908	St. Ann's Catholic Church Corp.	Michele Catello & Michele Allocca	1024:313	\$2,600	n/a

Survey Name: Hoboken City Architectural Survey 2018 Date: 1/21/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 304891377

Photographs:



Photograph 1. Looking at the façade and north elevation of 710-712 Adams Street, view southwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 304891377



Photograph 2. Detail view of façade and ornate cornice, view west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 304891377



Photograph 3. Detail view of centered entryway on façade of building, view west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 304891377



Photograph 4. Detail view of basement-level storefront, view northwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 304891377

Maps and Figures:

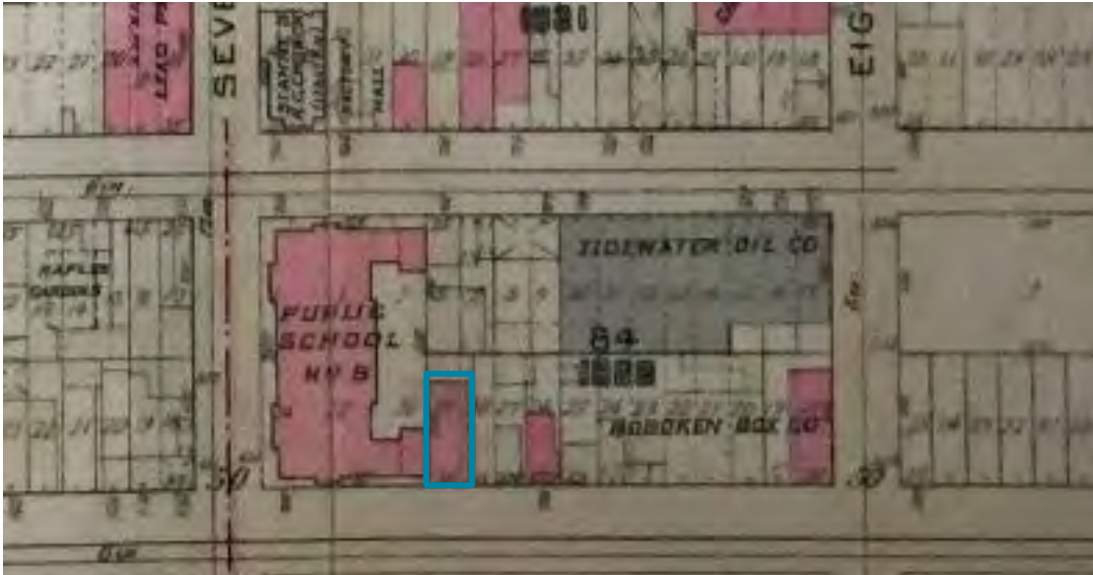


Figure 1. The first appearance of 710-712 Adams Street, on a 1923 Hopkins Atlas, sheet 6 (Hopkins 1923).

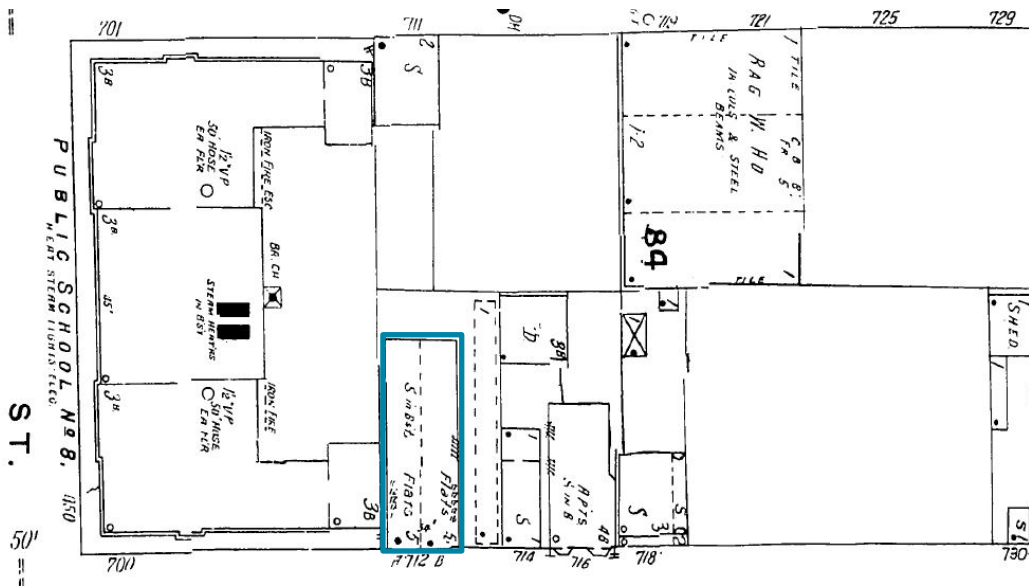


Figure 2. The 700 block of Adams Street on a 1938 Sanborn Fire Insurance Map, sheet 40 (Sanborn 1938).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 304891377



Figure 3. Documentation of 710-712 Adams Street from the 1978 survey, *Hoboken New Jersey: A Physical and Social History, Vol. 2*. (Source: NJ HPO).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Kaitlin Pluskota (surveyor, preparer)

Organization: AECOM

PROPERTY REPORT

Property ID: **402342413**

Property Name: Dorothea Lange House **Ownership:** Private
Address: 1041 Bloomfield ST **Apartment #:** **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1041 Bloomfield Street is a three-story, three-bay, Renaissance Revival-style rowhouse constructed ca. 1892. The building is clad in brownstone and is fronted by a cast iron areaway fence and brownstone stoop with ornate cast iron railings and cast iron newel posts. The main entry is composed of an original, double-leaf, wood paneled door. The classical door surround includes an ornate carved brownstone segmental pediment hood, supported by engaged brownstone pilasters. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original, segmental arch openings; the original molded wood frames are intact. Window surrounds on the first floor include brownstone segmental pediment hoods with bracketed brownstone sills, and a decorative brownstone panel with incised floral motifs beneath. The windows on the second and third floors feature brownstone surrounds with ornate hoods and bracketed stone sills throughout. The flat roof is accented by a heavy, bracketed wood cornice featuring a wide fascia with decorative panels and medallions. Alterations are limited to replacement window sash. No exterior flood mitigation measures are evident. (See Building Attachment)

1041 Bloomfield Street was constructed ca. 1892, and served as the childhood home of Dorothea Lange, famous American photographer. The house was rented by her father, Henry MartinHutzhorn, a lawyer in Hoboken, and his wife Joan Caroline Lange shortly after they wed in 1894. Dorothea was born in 1895, and lived at this location for four years before moving out of Hoboken. The house is depicted on a 1909 atlas of Hudson County, and shows the neighborhood consisting of dense rowhouses at that time. The house is subsequently

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

Page 1

(Primary Contact)

402342413

denoted as a dwelling in the 1932 and 1951 revisions to the 1906 Sanborn Insurance Map. (See Property Eligibility Worksheet)

1041 Bloomfield Street retains character-defining features such as intact window openings with stone sills and lintels; original railings and areaway fence; stoop and garden-level entrance; and the original cornice. In addition, this building was the childhood home of Dorothea Lange, famous American photographer. The building contributes to the historic character of Bloomfield Street and the greater Hoboken Historic District. Therefore, it is recommended that 1041 Bloomfield Street be classified as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

Dorothea Lange House is sited on a rectangular parcel (Block 209 Lot 16), located on the east side of Bloomfield Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by multi-story rowhouses. This densely residential block was developed in the late-19th century and features rowhouses with metal railings running the perimeter of the front of the buildings.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

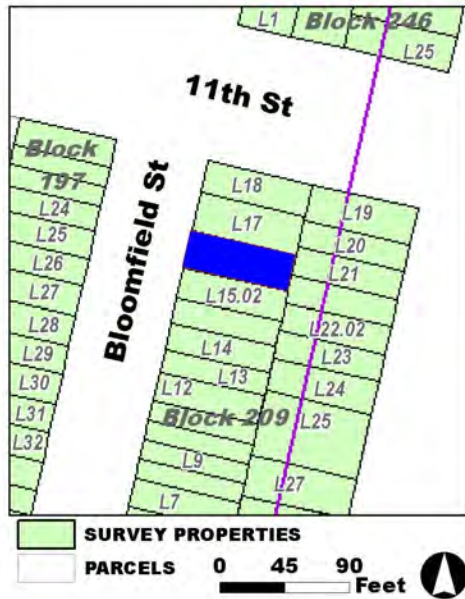
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

(Primary Contact)

402342413

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 2	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Hudson County	Deeds, var.		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Meltzer, Milton	Dorothea Lange: A Photographers Life	1978	

Additional Information:

HPC LIST ID: 165

PARCEL DATA (BLDG_DESC: 4B-3U-H-BA / FAC_NAME: / YR: 1892)

NOTES: Dorothea Lange house

More Research Needed? (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

 (Primary Contact)

Property ID:

402342413

Page 3

BUILDING ATTACHMENT

Common Name: 1041 Bloomfield Street

Historic Name:

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1890 **Source:** mapping; online sources

**Construction
Start Date:**

**Construction
End Date:**

Style: Renaissance Revival

Vernacular Style?

Form: Side Hall

Physical Condition:

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Unknown

Stories: 3

Exterior Finish Materials: Stone, Other

Bays: 3

Exterior Description:

The building at 1041 Bloomfield Street is a three-story, three-bay, Renaissance Revival-style rowhouse constructed ca. 1892. The building is clad in brownstone and is fronted by a cast iron areaway fence and brownstone stoop with ornate cast iron railings and cast iron newel posts. The main entry is composed of an original, double-leaf, wood panel door. The classical door surround includes an ornate carved brownstone segmental pediment hood, supported by engaged brownstone pilasters (Photographs 1 and 2). A secondary, garden-level entry is located beneath the stoop. Raised brownstone belt courses occur between each floor, and are engaged with the window sills. A brownstone water table is between the basement-level and the first floor (Photograph 3). Fenestration includes one-over-one replacement sash set within the original, segmental arch openings; the original molded wood frames are intact. Window surrounds on the first floor include brownstone segmental-arch pediment lintels with bracketed brownstone sills, and a decorative brownstone panel with incised floral motifs beneath. The windows on the second and third floors feature brownstone surrounds with ornate lintels and bracketed stone sills throughout. There are two garden-level windows adjacent to the garden-level entrance. These windows are recessed within the coursed brownstone façade, are covered with iron grates, and feature incised surrounds topped by a keystone. The flat roof is accented by a heavy, bracketed wood cornice featuring a wide fascia with decorative panels and medallions. Alterations are limited to replacement window sash. No exterior flood mitigation measures are evident.

Interior Description:

According to an online article and photographs, the interior of the house features an ornate mahogany staircase and panelling within the main entry hall. The house also features wide-plank pine floors, chair rails, crown moldings, ceiling medallions, built-in cabinets, ornate fireplaces, and pocket doors. Original coal tunnels are also present in the house (Kiefer 2017).

Alteration Dates:

Architect/Designer::

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

402342413

Page 4

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 402342413

History:

The building at 1041 Bloomfield Street was constructed ca. 1890 on the east side of Bloomfield Street near the intersection of Eleventh Street. This area of Hoboken was completely undeveloped in 1873, and an atlas from this date shows the Hoboken City Line traversing mid-way through the 1000 block of Bloomfield Street (Hopkins 1873) (Figure 1). By 1881, sparse residential rowhouse development had occurred, but the area still represented the northeastern boundary of development within Hoboken (Bailey and Ward 1881) (Figure 2). Residential construction continued rapidly, and the 1000 block of Bloomfield Street was completely developed by 1891 as seen in a Sanborn fire insurance map published that year which depicts dense multi-story, masonry rowhouses on both sides of Bloomfield Street (Sanborn-Perris 1891) (Figure 3).

Historically, the lot was owned by trustees of the Church of Holy Innocents, who sold the lot to Gevert Pope in 1884 (HCD 389:342), likely before the current building was constructed. It is likely that Gevert Pope had the current building constructed during his ownership of the property. It was during this time that Henry Martin Hutzhorn, a lawyer in Hoboken, and his wife Joan Caroline Lange, rented the property shortly after they wed in 1894. A year later, Dorothea Margareta Nutzhorn, the couple's first child was born (Meltzer 1978:4).

Dorothea, known as Dorothea Lange after taking her mother's maiden name following her parent's separation, became one of the preeminent documentary photographers of the 20th century, and is known for her Depression-era work for the Farm Security Administration, in which she photographed displaced farming families and migrant workers. She held her first exhibition in 1934, and received a Guggenheim Fellowship in 1941. She would later be hired by the War Relocation Agency, and photographed Japanese-American internment camps during World War II.

Lange's parents continued to rent 1041 Bloomfield Street for the first four years of her life before relocating a short distance north to Weehawken, New Jersey (Meltzer 1978:6). The house is depicted in a 1909 atlas of Hudson County, and shows the same configuration as the previous 1891 map; i.e. a neighborhood consisting of denser rowhouses, though more development had occurred within the blocks to the north (Hopkins 1909) (Figure 4). The house is subsequently denoted as a dwelling in the 1932 and 1951 revisions to the 1906 Sanborn Insurance Map (Sanborn 1932; Sanborn 1951) (Figure 5). While the house served as the birthplace of Dorothea Lange, it is also known as one of the most architecturally elaborate rowhouses in Hoboken, and continues to portray its historic character (Zingman 1978) (Figure 6).

Statement of Significance:

1041 Bloomfield Street does not meet the level of significance necessary for individual listing on the National or New Jersey Registers of Historic Places. Field investigations and background research have yielded no indication that the property is associated with events that have contributed to broad patterns of local or regional history. Therefore, this property is recommended not eligible individually under Criterion A. While 1041 Bloomfield Street served as the birthplace of Dorothea Lange, prominent 20th-century photographer, the house was only occupied by her and her family for the first four years of her life, and is not associated with her work as a celebrated photographer. Furthermore, research did not reveal any association with other people of historic significance. Therefore, this property is recommended not individually eligible under Criterion B. While the property represents one of the more elaborate rowhouses located in Hoboken, it does not exhibit architectural traits that would render it individually eligible under Criterion C. Finally, the property is unlikely to yield important information concerning history or prehistory, and is recommended not individually eligible under Criterion D. Though the resource lacks individual significance, it does contribute to the significance of the Hoboken Historic District.

Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

While this resource retains a high degree of historic integrity, and is associated with famous American photographer Dorothea Lange, it is not associated with any portions of Lange's productive life for which she is well known, and was only occupied by her and her family until she was four. Furthermore, while the house represents an elaborate Renaissance Revival-style rowhouse in Hoboken, it does not represent a superlative nor rare example of Renaissance Revival architecture warranting individual National or State Register eligibility. Research did not reveal that this property was associated with significant historical events, and it is unlikely that the property would yield significant historic or pre-historic information.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

402342413

Page 5

(Primary Contact)

Total Number of Attachments: 1

List of Element Names: Dwelling

Narrative Boundary Description:

The boundary of 1041 Bloomfield Street is defined by its legal tax parcel (0905-209-16). It is bounded by Bloomfield Street to the west and distinct parcels to the north (0905-209-17) and, south (0905-209-15.02), and two parcels to the east (0905-209-22.01; 0905-209-22.02).

Date Form Completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

(Primary Contact)

Property ID:

402342413

Page 6

CONTINUATION SHEET

Property ID: 402342413

Property Name: 1041 Bloomfield Street

Address: 1041 Bloomfield Street

Chain of Title:

1041 Bloomfield Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
5/24/2018	James L. Bosworth, Esq., Executor of Joyce Tyrell Estate	Mohammad Abu Turab Hussain & Bushra Raza	9309:405	\$2,330,000	Transfer of ownership
3/4/1986	Joyce Tyrell, Dorothy Richards and George A. Richards, her husband	Joyce Tyrell	3533:250	\$118,333	Joyce Tyrell as Executrix of John Tyrell Estate
4/9/1960	Jno. J. Tyrell	Johanna M. Tyrell, wife of Jos. Tyrell	2823:436	\$1	Being the same premises conveyed to Grantor Beatrice C. Allison, widow, on 3/16/1959 (2782:280). Conveyance was made to Jno. Tyrell on behalf of Johanna M. Tyrell, his mother, to vest title in her
4/13/1945	Ruth A. Weber	Beatrice C. Allison & Niels J. Allison, her husband	2104:213	\$1	Being the same premises conveyed to Ruth A. Weber by Beatrice C. Allison and Niels J. Allison by Deed dated 4/10/1945 and intended to be recorded simultaneously
4/10/1945	Beatrice C. Allison & Niels J. Allison, her husband	Ruth A. Weber	2104:213	\$1	Being the same premises conveyed to Clara S. Stegman by Doris Pope, widow, by deed dated 7/3/1905 (905:281) of which premises Clara S. Stegman died seized leaving to Beatrice C. Allison in her Last Will and Testament
2/26/1897	George Pope, et ux.	Doris Pope	668:175	\$1	Heirs of Gevert Pope, died intestate, transferring property
3/24/1884	Trustees of the Church of the Holy Innocents	Gevert Pope	389:342	\$2,100	Transfer of ownership of lot prior to construction of building

Survey Name: Hoboken City Architectural Survey 2018 Date: 1/18/2019

Surveyor: Kaitlin Pluskota (surveyor); Michael Kenneally (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 402342413

Photographs:



Photograph 1. 1041 Bloomfield Street's primary elevation, view east from Bloomfield Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/18/2019

Surveyor: Kaitlin Pluskota (surveyor); Michael Kenneally (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 402342413



Photograph 2. Block view of 1041 Bloomfield Street within the dense row of the 1000 block of Bloomfield Street, view southeast from Bloomfield Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/18/2019

Surveyor: Kaitlin Pluskota (surveyor); Michael Kenneally (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 402342413



Photograph 3. Detail view of areaway fencing, stoop railings, and window and door surrounds, view northeast from sidewalk on Bloomfield Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/18/2019

Surveyor: Kaitlin Pluskota (surveyor); Michael Kenneally (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 402342413

Maps and Figures:

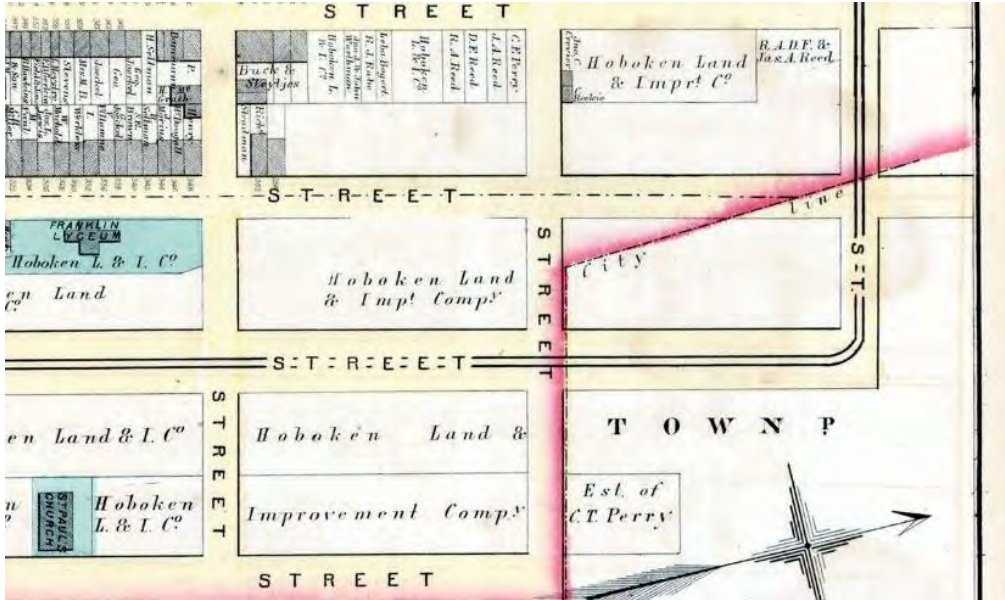


Figure 1. 1873 atlas showing undeveloped 1000 block of Bloomfield Street (red line traversing north) and general northeast area of Hoboken as depicted in G.M. Hopkins' *Combined Atlas Of The State Of New Jersey and the County of Hudson from actual Survey* (Source: David Rumsey Historical Map Collection).



Figure 2. View of a slowly densifying 1000 block of Bloomfield Street and surrounding area in the *Hoboken 1881 Bird's Eye View* by O.H. Bailey & A. Ward (Source: Library of Congress; Historic Map Works).

CONTINUATION SHEET

Property ID: 402342413

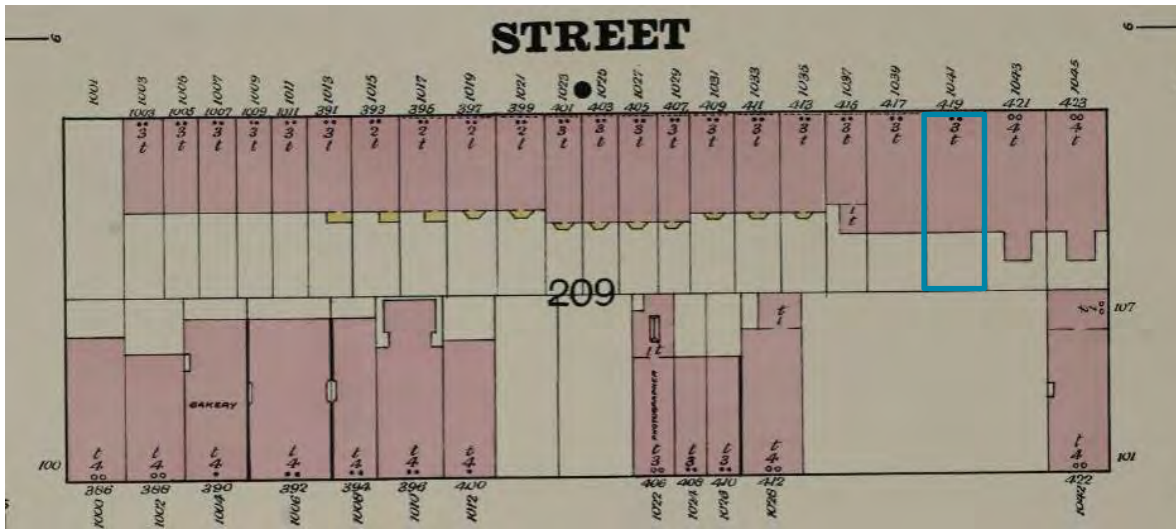


Figure 3. The 1000 block of Bloomfield Street (east side) as recorded by the *Insurance Maps of Hudson County New Jersey*, Vol. 7, by the Sanborn-Perris Map Co. in 1891 (Source: Princeton University).

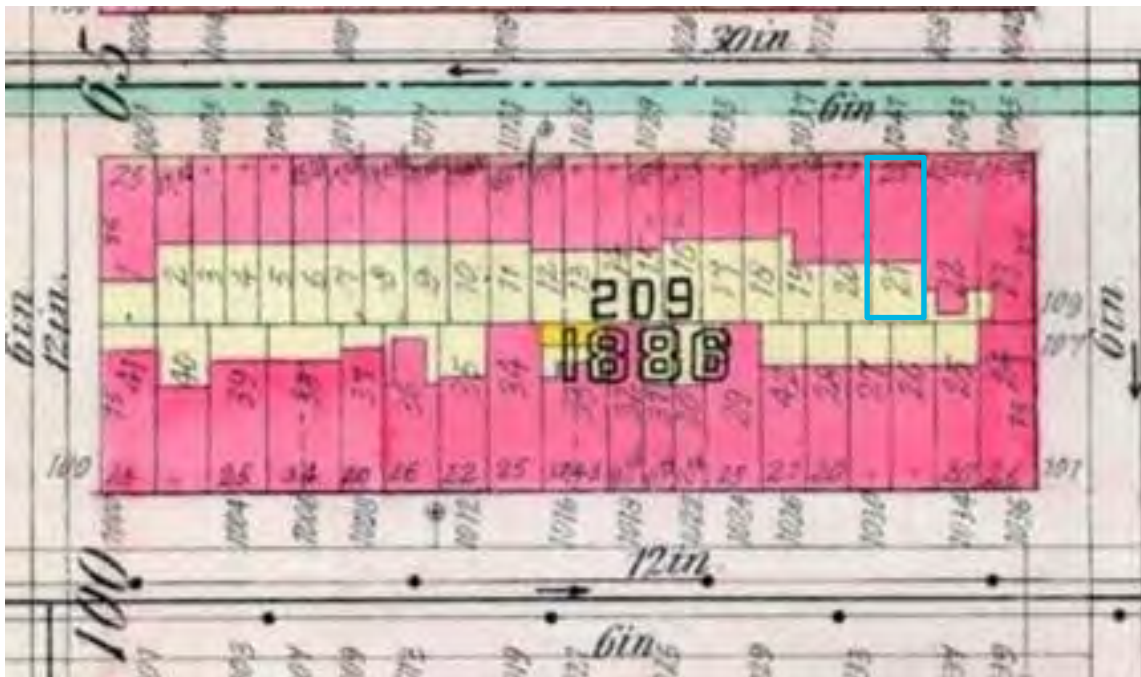


Figure 4. G.M. Hopkins' *Atlas of Hudson County 1909*, Vol. 2, showing the building footprint of 1041 Bloomfield Street.

CONTINUATION SHEET

Property ID: 402342413

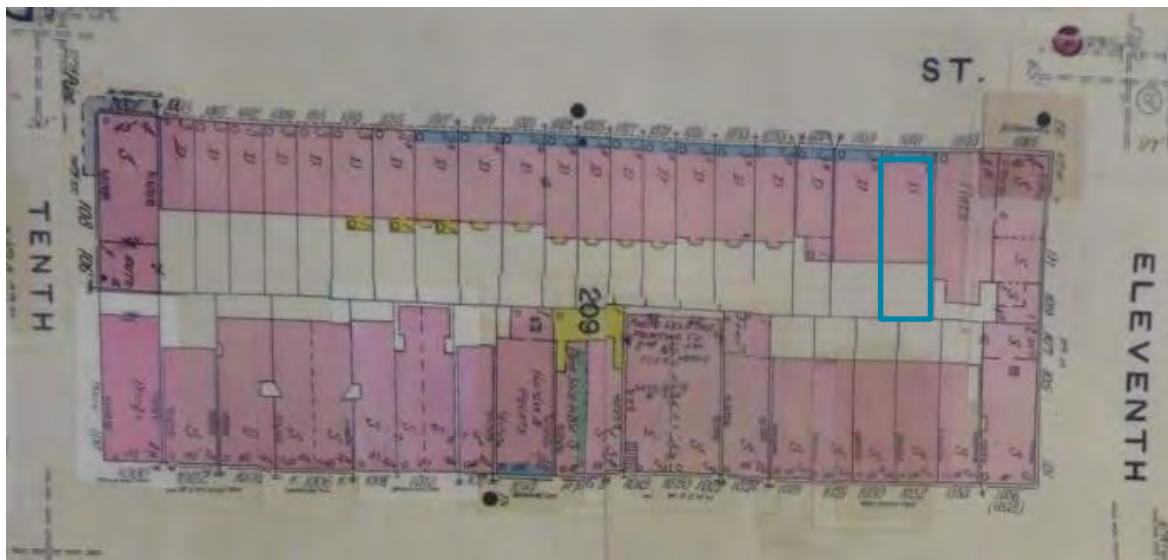


Figure 5. Sanborn's *Insurance Maps of Hudson County, New Jersey, Hoboken*, Vol. 7, in 1932, (revised from 1906 edition) (Source: NJ State Archives).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/18/2019

Surveyor: Kaitlin Pluskota (surveyor); Michael Kenneally (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 402342413



Figure 6. Documentation from the 1978 *Hoboken New Jersey: A Physical and Social History, Vol. 2*. Note canvas awnings on all three floors (Source: NJ HPO).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/18/2019

Surveyor: Kaitlin Pluskota (surveyor); Michael Kenneally (preparer)

Organization: AECOM

PROPERTY REPORT

Property ID: **-530786940**

Property Name: Yellow Flats **Ownership:**
Address: 1201-1221 Washington ST **Apartment #:** **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	244	4.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Yellow Flats, located at 1201-1221 Washington Street, are a five-story, 50-bay, Renaissance Revival-style residential complex constructed ca. 1898. The building complex, made up of eighteen buildings, runs the length of the block along Washington Street between Twelfth and Thirteenth Streets, and is approximately half a block deep. The foundation of the complex is a painted brownstone, the first floor is clad in red brick with lighter-colored raised brick band detailing, and the remainder of the exterior is clad in yellow-colored brick. There are thirteen similar entries evenly-spaced along the exterior of the building. Each entry consists of a modest covered porch with a flat roof. The porch roofs are supported by square brick columns, topped by terracotta capitals, which feature brick jack arches between them. Each porch has cast iron detailing, and the roofs are accented by a white terracotta cornice. Fenestration at the first floor consists of replacement one-over-one vinyl windows set within evenly-spaced original rectangular openings; these windows feature limestone sills. Fenestration on the second through fourth floors consists of replacement one-over-one vinyl windows set within regularly-spaced original openings; these openings feature limestone sills and carved limestone lintels. Fenestration on the fourth floor consists of replacement one-over-one vinyl windows set within regularly-spaced original arched openings; these openings feature a rounded-arch brick lintel with a limestone keystone and limestone sills. The flat roofs have a continuous parapet accented with a geometric, overlapping diamond pattern in red brick. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident. (See Building Attachment)

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

-530786940

Page 1

(Primary Contact)

In the early 1880's, Washington Street did not extend beyond Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. The Yellow Flats were constructed in the late 1890s as a replacement for a group of tenement buildings that had been destroyed by fire in 1897. They first appear on a bird's eye view of Hoboken from 1904, where its impressive form is presented clearly. In a subsequent 1909 Hopkins atlas, the complex is shown as a collection of eighteen separate brick buildings, all with irregular footprints, oriented in a U-shape opening up to the east. In addition, it is noted on a 1923 atlas that the collective property is owned by the Hoboken Land & Improvement Company. Later maps indicate that the complex measures five stories in height with a continuous parapet along the façade of the buildings; the original footprint of the building had not been altered at that time. Historic photographs also confirm that the exterior of the building had not been greatly altered. (See Property Eligibility Worksheet)

The Yellow Flats retain integrity as multi-family dwelling, and maintain significant features that contribute to the historic character of the greater Hoboken Historic District. In addition, this building is a contributing resource to the locally-designated Central Business/Washington Street Historic District. Character defining features include the brick detailing on the facade; irregular footprint; multiple points of entry; original openings; and yellow colored brick. Additional research suggests that the resource is potentially individually eligible for listing on the National Register of Historic Places. Therefore, it is recommended that the Yellow Flats be classified as a key contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

59 Thirteenth Street is sited on a parcel (Block 244 Lot 4.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

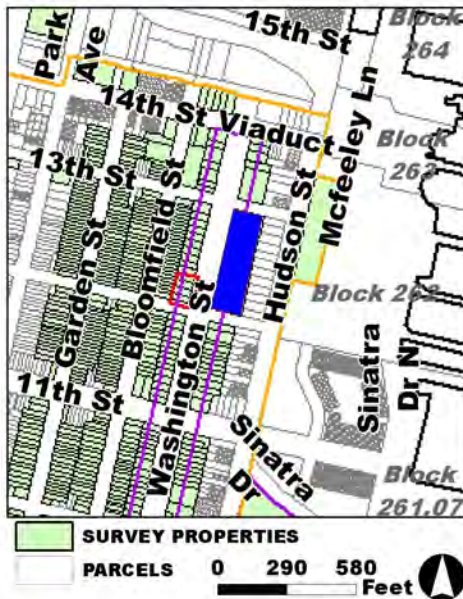
Registration and Status Dates:

National Historic Landmark?:
 National Register:
 New Jersey Register:
 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion:
 Local Designation:
 Other Designation:
 Other Designation Date:

- Eligibility Worksheet included in present survey?
- Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Researcher: Kaitlin Pluskota
Organization: AECOM

(Primary Contact)

Property ID:
-530786940

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Burlington Free Press	"Hetty Green Quits Hoboken," May 6, 1908 (p. 3).	1908	
Skontra, Alan	Legendary Locals of Hoboken, New Jersey	2014	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Montpelier Evening Argus	"Life in Hoboken: Hetty Green said to Yearn for it," October 15, 1908, 3.	1908	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Evening Journal	"Construction Begins," September 30, 1897, 7.	1897	
The Pittsburgh Press	"Hetty Green's Janitor Says She's No Spendthrift--- No Sir! Not Hetty Green!," March 22, 1908, 40.	1908	
Google	GoogleEarth Streetview		
The Tennessean	"Pet Cat Saves 140 Families," March 6, 1910, 14.	1910	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
The Twice-A-Week-Messenger	"Hetty Green's Home Seems to be Shifting,'The Twice-A-Week-Messenger.	1915	
Slack, Charles	Hetty: The Genius and Madness of America's First Female Tycoon.	2004	
New York Times	"Mrs. Hetty Green Summoned," March 21, 1903, 7.	1903	
O'Connell, Deirdre	"Confounded: The Enigma of 'Blind Tom' Wiggins," [Blackpast].	2009	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Evening Journal	"Hoboken Real Estate," January 21, 1898, 7.	1898	
Jersey City News	"Whole Block of Fire," May 21, 1879, 1.	1897	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Evening Journal	"Cursed Site," January 20, 1898, 7.	1898	
New York Sun	"Blind Tom Had Aged Little," June 16, 1908, 7.	1908	
Hudson County	Deeds, var.		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Rockford Republic	"Hetty Green's Cat," February 21, 1910, 1.	1910	
Hoboken Historical Museum	"Wiggins, Thomas."		
Jersey Journal	"Rescue Seven in Flat Fire in Hoboken," February 19, 1910, 1.	1910	
Hoboken Historical Museum	"Columbus Park"		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
The Montgomery Times	"Hetty Green's 'Satan' Aids Hundreds in Fire," February 23, 1910, 2.	1910	

Additional Information:**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**

Page 3

 (Primary Contact)**-530786940**

HPC LIST ID: 120

PARCEL DATA (BLDG_DESC: 5B-195U-H / FAC_NAME: URBAN RENEWAL / YR:)

NOTES: fmr. Eldorado Apartments, also # 235

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1	Building	0	Bridge
0	Structure	0	Landscape
0	Object	0	Industry

Historic District ?

District Name: Hoboken Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

(Primary Contact)

Property ID:

-530786940

Page 4

BUILDING ATTACHMENT

Common Name: Yellow Flats

Historic Name: Yellow Flats

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1898 **Source:** Newspaper articles

Construction Start Date: 1898 **Construction End Date:**

Style: Renaissance Revival Vernacular Style?

Form: Irregular

Physical Condition:

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Unknown

Stories: 5

Exterior Finish Materials: Brick, Unspecified

Bays: 50

Exterior Description:

The Yellow Flats are a five-story, 50-bay, Renaissance Revival-style residential complex constructed ca. 1898. The building complex, made up of eighteen buildings, runs the length of the block along Washington Street between Twelfth and Thirteenth Streets, and is approximately half a block deep (Photograph 1). The foundation of the complex is painted brownstone. The first floor is clad in red brick with lighter-colored raised brick band detailing, and the remainder of the exterior is clad in yellow-colored brick. There are thirteen similar entries evenly-spaced along the exterior of the building (Photograph 4). Each entry consists of a modest covered porch with a flat roof. The porch roofs are supported by square brick columns, topped by terracotta capitals, which feature brick jack arches between them. Each porch has cast iron detailing, and the roofs are accented by a white terracotta cornice. Fenestration on the first floor consists of replacement one-over-one vinyl windows set within evenly-spaced original rectangular openings; these windows feature limestone sills (Photograph 5). Fenestration on the second through fourth floors consists of replacement one-over-one vinyl windows set within regularly-spaced original openings; these openings feature limestone sills and carved limestone lintels (Photograph 7). Fenestration at the fifth floor consists of replacement one-over-one vinyl windows set within regularly-spaced original arched openings; these openings feature a rounded-arch brick lintel with a limestone keystone and limestone sills (Photograph 6). The flat roofs feature a continuous parapet, accented with a geometric, overlapping diamond pattern in red brick (Photograph 2). Certain areas of the parapet feature ornamental decorative motifs (Photograph 3).

Interior Description:

Interior access was not available at the time of survey.

Alteration Dates:

Architect/Designer::

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 5

(Primary Contact)

-530786940

ELIGIBILITY WORKSHEET - Properties

Property ID -530786940

History:

The Yellow Flats are a residential complex that occupies the length of the block of Washington Street between Twelfth and Thirteenth Streets. The construction of the current building complex was completed ca. 1898. The location of the subject property was part of a natural recreation area through most of the 1800s, and was even part of the neighboring City of Weehawken between the late 1850s and mid-1870s (Hopkins 1873). An 1881 bird's eye view of Hoboken shows that the roadway on this block of Washington Street was not laid at time; however, an 1891 Sanborn map shows that the roadway had been laid ten years later. However, the block of Washington Street between Twelfth and Thirteenth Streets, the location of the subject property, was still a vacant parcel (Sanborn-Perris 1891) (Figure 1).

The site was first developed in the 1890s. Prior to the construction of the current apartment building complex, there was a collection of fourteen ca. 1893 five-story, brick tenement buildings (Jersey City News 1897). This collection of tenements was erected by John C. Crevier, one of the most prominent Hoboken developers, for a large sum of money. Just a few years after construction was completed, Crevier took his life because he was financially distraught over the lack of monetary return on his investment (Evening Journal 1895). After Crevier's death in 1895, ownership of the plot of land where the tenements stood was transferred to the Hoboken Land & Improvement Company (Evening Journal 1898b). Several years later, in May 1897, the block was destroyed by a fire that started in a factory building at the rear of the tenements (Figure 7). The fire leveled all fourteen tenement buildings, and displaced approximately 128 families (Jersey City News 1897).

Just a few months after the fire, the Hoboken Land & Improvement Company broke ground on a new block of flat houses (Evening Journal 1897b). In January of 1898, shortly after construction started, it was reported that there were issues with the foundation of the buildings, and that the city required the contractor to demolish the unsatisfactory work, and restart construction (Evening Journal 1898b). A newspaper article from February 1898 states that the rebuild was already underway, and the contractor, a man named Maxwell from New York City, commented that the foundation issues would not present a long delay in the construction process. The final completion date of the buildings is unclear; however, Maxwell noted that several buildings in the complex were done by February 1898, and the remainder likely followed closely behind (Evening Journal 1898c). The new complex of buildings first appears on a bird's eye view of Hoboken from 1904, where its impressive form is clearly visible (Hughes & Bailey 1904) (Figure 2). In a subsequent 1909 Hopkins atlas, the complex is shown as a collection of eighteen separate brick buildings, all with irregular footprints, oriented in a U-shape that opened on the east (1909 Hopkins) (Figure 3). In addition, it is noted on a 1923 atlas that the collective property is owned by the Hoboken Land & Improvement Company (1923 Hopkins) (Figure 4). Later maps show that the complex measures five stories in height with a continuous parapet along the façade of the buildings (Sanborn 1932; Sanborn 1938) (Figure 5).

The new Yellow Flats building consisted of over 140 units. The complex was named the Yellow Flats because of its yellow brick exterior (Figure 6). In addition to the name Yellow Flats, the collection of buildings was also commonly referred to as 'Elysian Apartments' and 'The Barracks' (The Twice-A-Week Messenger 1915; The Montgomery Times 1910). Among the many past occupants the building was Hetty Green, one of wealthiest women of her time. It is reported that her cat, named Satan, was responsible for saving the lives of over 100 families at the Yellow Flats in 1910. A fire had started in the basement unit of 1211 Washington Street in the early hours of the morning while the occupants were asleep. The janitor of the building, Jacob Van Twist, was awoken by Satan the cat scratching at his door, alerting him to the fire that had filled the hallways of the complex with dense smoke. Van Twist was then able to alert the rest of the apartment's occupants, all who were able to make it out safely. As a result of the fire, there was minimal structural damage to the complex (Jersey Journal 1910; Rockford Republic 1910; The Tennessean 1910).

The apartment buildings along the east side of Washington Street between Twelfth and Thirteenth Streets remained under the ownership of the Hoboken Land & Improvement Company until 1945, when ownership was transferred to Hoboken Estates Inc. for the sum of \$1 (HCD 2121:356). In 1973, ownership was transferred to the Washington Estates Associates for the sum of \$550,000 (HDC 3140:1084). In 1976, the Applied Housing Association used Federal subsidies to renovate the apartment complex, creating affordable housing for low-income families, though the exterior of the building was left largely untouched. Several historic photographs and postcard images show that the building has retained a great deal of its exterior architectural detailing (HHM, var.).

Notable residents include Hetty Green (1834-1916), sometimes referred to as the "Witch of Wall Street", is reported to have lived in the Yellow Flats during several stints in the early 1900s. Green moved frequently, often spending only a few months in a location before relocating. In addition, she often used fake names and private entrances as to not call attention to her whereabouts (Slack 2004). For these reasons, it is difficult to track down exactly where and when she lived in various places. However, because of her popularity, many newspaper articles documented her whereabouts when possible. Green was said to have lived in the Yellow Flats in a five-room apartment on the third floor of 1201 Washington Street for a period between 1902 and 1903. As was customary for Green, her doorway featured the fake name "Lewis", and it is recorded that she paid \$23 a month for her home. Green fled Hoboken

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

-530786940

Page 6

(Primary Contact)

in 1903 after being summoned by the city for failing to license her dog. Green left the city reportedly stating that she would not return to Hoboken again (New York Times 1903).

Though Green left Hoboken on unpleasant terms in 1903, she did return several times. In April 1908, it was reported that she had recently moved from her apartment at 1207 Washington Street, described as severely simple, to the Plaza Hotel in New York City (The Burlington Free Press 1908; The Pittsburgh Press 1908). A few months later, in October 1908, Green returned to Hoboken hoping to reclaim her old apartment (Montpelier Evening Argus 1908). She was unsuccessful at first because there were no open apartments in the building at that time. However, Green was able to move back into the Yellow Flats building where she remained until her daughter's marriage in 1909, when she relocated with her to New York (The Tennessean 1910). Again, in 1915, it was reported that Green had resumed living in the Yellow Flats, this time at 1211 Washington Street, though she was not using this as her full-time residence at the time (The Twice-A-Week Messenger 1915). One year later, newspaper accounts document her death. Specifically, Green died on July 3, 1916 at her son's residence in New York City (The San Francisco Examiner 1941).

Yellow Flats was also home to pianist Thomas "Blind Tom" Wiggins (1849-1908) in the last five years of his life (Hoboken Historical Museum, var.; New York Sun, June 16, 1908). The entertainer rose to fame in the late 19th century as the sight-impaired, former slave who amazed audiences with his musical gift and his captivating stage presence (Skontra 2014:25). While widely regarded as a musical savant, Wiggins was criticized for his loyalty to his former master-turned-manager, James Methune, and "some condemned Blind Tom to the ranks of Uncle Tom" (O'Connell 2009). Recent historical accounts, however, suggest that Wiggins was likely autistic and that much of his behavior could be attributed to this posthumous diagnosis. According to one historian:

"His brain was wired in a profoundly different way than most people [...] Blind Tom existed in two worlds: the brutally racist world he lived in had little bearing on the symphony inside his head. It was a situation ripe for manipulation. Tom's loyalty could be secured with little more than a quality piano and morsels of food. Guileless, gullible, and prone to anxiety, he accepted without question the lies his extravagantly wealthy masters and manager were feeding him: that other people were 'strangers' who were out to do him harm; that if he did not relentlessly tour, he would never hear the buzz of an adoring public again" (O'Connell 2009).

Wiggins eventually retired to Hoboken after a long career. He was said to have been residing at Twelfth and Washington Streets with his former master's ex-daughter-in-law at the time of his death in 1908 (Skontra 2014:25).

Statement of Significance:

The Yellow Flats at 1201-1221 Washington Street in Hoboken are eligible for listing in the National Register of Historic Places (NRHP) and the New Jersey Register of Historic Places (SR). The Yellow Flats are an example of a flat complex, a typology widely needed throughout Hoboken at the turn of the century. As one of the largest collections of flats in the city, the Yellow Flats showcase the demand for housing in Hoboken (Criterion A). Though the Yellow Flats' is associated with Hetty Green, America's First Female Tycoon, the association is not sufficient for the resource to be eligible under Criterion B. Despite some minor alterations to the building's exterior materials, the Yellow Flats remain as a highly intact, and unique example, of a high-capacity multi-family dwelling (Criterion C). There is insufficient information to determine if the Yellow Flats may be likely to yield information important in history or prehistory, and therefore is not recommended eligible under Criterion D at this time.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Yellow Flats at 1201-1221 Washington Street have been continually used as a multi-family dwelling since their construction at the end of the 19th century. The large complex of apartment buildings sets itself apart in both size and style from similar buildings from the same time period or type. The buildings retain integrity of location and setting, as their location has not been changed, and the surrounding buildings have remained fairly stable. The resource also has integrity of materials, design, and workmanship. The structure retains its yellow brick exterior and facade details, though most doors and windows have been replaced. As a fairly consistent resource in both use and physicality, it also retains integrity of feeling and association.

One of the most notable facts about the Yellow Flats was the speed with which they were constructed by the Hoboken Land& Improvement Company in 1898 after the preceding tenements had been destroyed by fire. The rapid reconstruction points to the obvious need for housing within the city as part of the intense physical growth and urbanization of Hoboken, which the 140-unit Yellow Flats were able to fulfil upon completion. In addition, much like the El Dorado Apartments across the street, the Yellow Flats were part of the trend of apartments as an acceptable housing type for the middle class. Due to its elevated style, compared to surrounding brownstones and tenements that were located on the site, it is clear that these buildings were constructed with well-off tenants in mind when compared to earlier tenements built in the city.

In addition to, and likely as a result of, the contribution that the Yellow Flats made to urbanization in Hoboken, the complex also presents a distinctive architectural composition in the city. The yellow colored brick, massive size, irregular building footprints, and

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Researcher: Kaitlin Pluskota

(Primary Contact)

-530786940

Organization: AECOM

orientation of the complex's buildings set the Yellow Flats apart as a truly unique collection of flats. The exterior details of the building have been retained to a high degree, and the footprint has not been altered, leaving the Yellow Flats as an almost pristine example of its original self. As it stands, the Yellow Flats are an exceptional example of a Renaissance Revival-style collection of buildings. Therefore, the Yellow Flats are recommended individually eligible for listing in the National and New Jersey State Registers under Criteria A and C.

Total Number of Attachments: 1

List of Element Names: Apartments

Narrative Boundary Description:

The boundary of 1201-1221 Washington Street is defined by its legal tax parcel (0905-244-4.01). It is bounded by Washington Street to the west, Twelfth Street to the south, Thirteenth Street to the north, and a collection of parcels to the east (0905-244-4.02, 0905-244-4.03, 0905-244-4.04, 0905-244-4.05, 0905-244-4.06, 0905-244-3.01, 0905-244-3.02, 0905-244-2.01, 0905-244-2.02, 0905-244-2.03, 0905-244-1.01, & 0905-244-1.02).

Date Form Completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

(Primary Contact)

Property ID:

-530786940

Page 8

CONTINUATION SHEET

Property ID: -530786940

Property Name: Yellow Flats

Address: 1201-1221 Washington Street

Photographs:



Photograph 1. Overview view of the Yellow Flats from the corner of Washington and Thirteenth Streets, view southeast.

CONTINUATION SHEET

Property ID: -530786940



Photograph 2. Close-up view of the parapet at the north corner of the complex, view southeast.



Photograph 3. Detail view of the ornate parapet, view west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Kaitlin Pluskota (surveyor and preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -530786940



Photograph 4. Looking at the west elevation of the south half of the complex, view east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Kaitlin Pluskota (surveyor and preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -530786940



Photograph 5. Looking at the center of the building complex along Washington Street, view east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Kaitlin Pluskota (surveyor and preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -530786940



Photograph 6. Detail view of windows at the fifth floor, view west.



Photograph 7. Detail view of windows on a middle floor, view east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Kaitlin Pluskota (surveyor and preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -530786940

Maps and Figures:

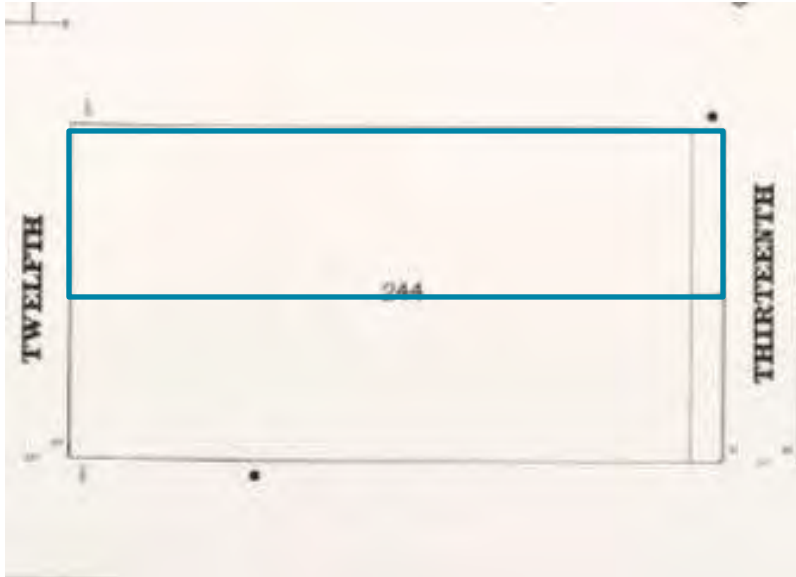


Figure 1. View of the location of the Yellow Flats along Washington Street, on an 1891 Sanborn-Perris map, before they were constructed (Source: Princeton University).



Figure 2. The first appearance of the Yellow Flats, on a 1904 Hughes & Bailey Bird's Eye View Image of Hoboken (Source: Historic Map Works).

CONTINUATION SHEET

Property ID: -530786940

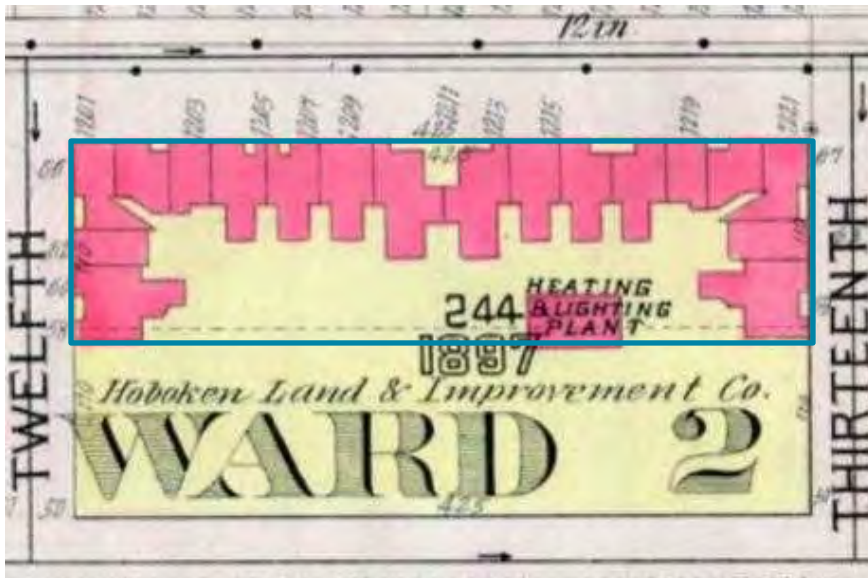


Figure 3. The east side of the 1200 block of Washington Street as shown on G.M. Hopkins' *Atlas of Hudson County 1909*, Vol. 2, Plate 7.

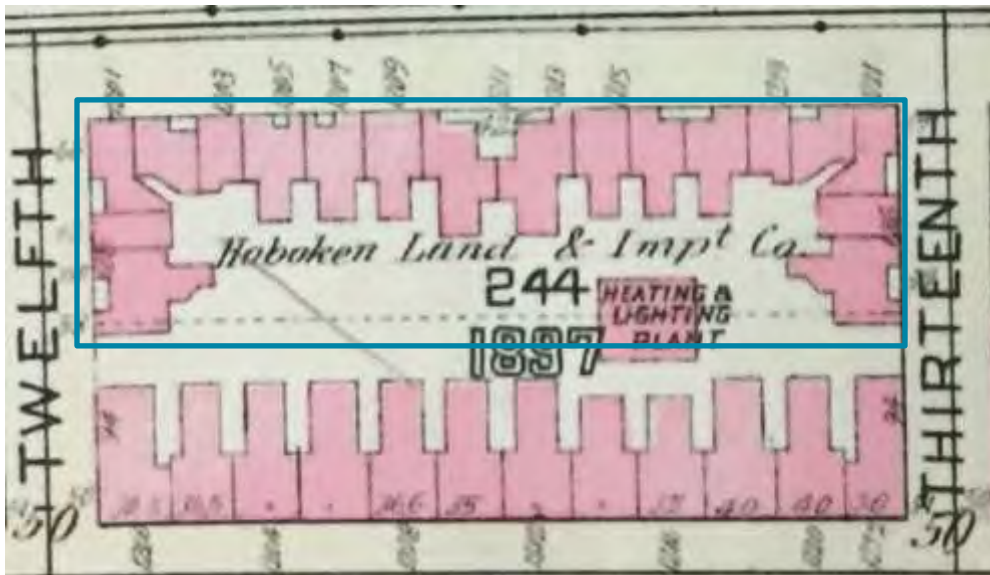


Figure 4. The east side of the 1200 block of Washington Street, shown on G.M. Hopkins' 1923 *Atlas of Hudson County, New Jersey*, Vol. 2, Plate 7.

CONTINUATION SHEET

Property ID: -530786940

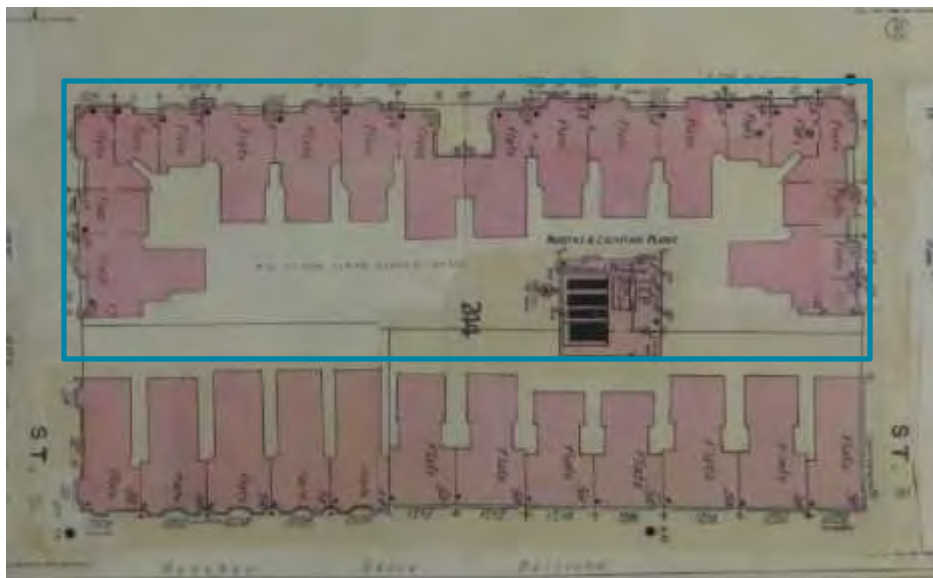


Figure 5. Image of the east side of the 1200 block of Washington Street on Sanborn's 1932 *Insurance Maps of Hudson County*, New Jersey, Hoboken, Vol. 7, Sheet 21 (revised from 1906 edition) (Source: NJ State Archives).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/23/2019

Surveyor: Kaitlin Pluskota (surveyor and preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -530786940



Figure 6. Photograph of the Yellow Flats from the corner of Twelfth and Washington Streets, ca. 1905. (Source: Hoboken Historical Museum).



Figure 7. Photograph taken by Alice Austen of the old tenements along the 1200 block of Washington Street after being destroyed by a fire in 1897 (Source: Paul Somerville).

Survey Name: Hoboken City Architectural Survey 2018 Date: 1/23/2019
Surveyor: Kaitlin Pluskota (surveyor and preparer)
Organization: AECOM

PROPERTY REPORT

Property ID: **-706229816**

Property Name: The Abbey; (Former) Saint Paul's Episcopal Church
Address: 816-820 Hudson ST
Apartment #:
Ownership: Private
ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	19.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Abbey at 816-820 Hudson Street is an adapted three-story, six-bay, Gothic Revival-style sanctuary constructed in 1870. The freestanding building, converted to residential use in the 1980s, features a facade clad in rough-faced stone with smooth brownstone trim detailing and brick clad side (south and north) elevations. The facade features a single, two-story tower with a cross-gabled, slate shingled roof, projecting from the northwest corner, and is fronted by a modern iron areaway fence containing dense plantings and wide stone steps with iron handrails. The main entry - located beneath a stone, pointed arch porch with incised quatrefoil designs and supported by stone columns with decorative capitals - is composed of three distinct doorways: a modern, double-leaf wood and glass paneled door flanked by modern, single-leaf wood paneled doors, all of which sit beneath pointed arch stained glass windows. Secondary entrances appear to be located at the ground floor of the north elevation, however, the side elevation of the property was not accessible at the time of survey for further examination. Fenestration throughout the building is composed of Gothic-style, pointed arch openings on the main facade, including a large second-to-third story stained glass with tracery in the center of the facade; a small rose window in the gable end of the facade; pointed arch, stained glass windows on the top floor of the side elevations; Tudor-shaped, replacement one-over-one sash windows on the ground floor of the side elevations; and modern casement windows beneath the gable ridge. The front-gabled roof is trimmed with brownstone and is clad in a variety of materials include slate tiles; slate fish scale tiles; asphalt shingles; and wood shingles. It is accented by numerous modern skylights. Alterations include replacement doors; replacement windows; replacement railings; and a modified interior from its conversion to residential use. No flood mitigation measures are evident. (See Building Attachment)

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

-706229816

Page 1

(Primary Contact)

The Abbey was originally constructed in 1870 for Saint Paul's Episcopal Church, becoming the second permanent home of the city's oldest congregation, founded in 1832. After thirty-five years of worship at their original, frame church at the corner of Third and Hudson Streets, the congregation moved north to Eighth and Hudson Streets - following the expansion of the city's population further north toward the end of the 19th century. The edifice of the current, extant church building was complete around 1870 and the rear sanctuary and chancel were added in 1886, though the church would not be formally consecrated until 1891. In 1983, the congregation ceased worship at 816-820 Hudson Street when Saint Paul's Episcopal Church was combined with two other local Episcopal congregations to form the All Saints Parish. It was quickly adapted into residential use by local architect Dean Marchetto and rebranded The Abbey. (See Property Eligibility Worksheet)

The Abbey at 816-820 Hudson Street is a locally-designated resource (8/15/2012), and a contributing resource to the National Register-eligible Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017). Given the integrity of its retained character-defining features - including stained glass windows, pointed arch openings; intact tower; and porch supported by pointed arches - that maintain the integrity of its Gothic Revival style despite conversion to residential use in the 1980s, it is recommended that The Abbey at 816-820 Hudson Street retain its classification as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

The Abbey at 816-820 Hudson Street is sited on a rectangular parcel (Block 219 Lot 19.01), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey (Photograph 11). The building is oriented with its primary elevation facing east toward properties included in the locally-designated Castle Point Historic District. The 800 block of Hudson Street is largely characterized by residential three-to-five-story masonry rowhouses with a mix of architectural styles.

Registration and Status Dates:
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation: 8/15/2012
Other Designation:
Other Designation Date:

- Eligibility Worksheet included in present survey?
- Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Hoboken Historical	"B+W photo of the interior of St. Paul's Episcopal Church,	1870	(if applicable)

Survey Name: Hoboken City Architectural Survey 2018
Researcher: Samantha Kuntz
Organization: AECOM

(Primary Contact) **Property ID:** -706229816

Museum	Hudson St. between 8th & 9th Sts., ca. 1870's-1890's."	
Jersey Journal	"Hoboken Warrior Shrine Preaches Peace," August 25, 1956.	1956
Schmidt, Margaret	"Landmark church goes condo," [Jersey Journal] August 15, 1985.	
Gabrielan, Randall	"Hoboken History and Architecture at a Glance."	2010
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978
Czachowski, Joe	Historic Photos of Hoboken.	2008
Ryazansky, Tara	"Houses of God," [Hudson Reporter Magazine] January 11, 2019.	2019
Heaney, John J.	The Bicentennial Comes To Hoboken	1976
Hoboken Historical Museum	"Color copy photo of a ca. 1900 untitled postcard of St. Paul's Episcopal Church, Hudson St. between 8th & 9th Sts., Hoboken, no date, ca. 1990."	1900
Trulia	Hoboken, NJ Homes For Sale & Real Estate	
Beck, Lee	"Whither Goest St. Paul's?" The Hoboken Reporter.	1983
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904
Hoboken Historical Museum	"Handbill describing The Abbey residences, 820 Hudson St., Hoboken, no date, ca. 1987-1988."	1987
Hoboken Public Library	"St. Paul's Episcopal Church, 3rd and Hudson Streets, Hoboken, NJ (Exterior, Present Structure)."	1900
DePalma, Anthony	"Shrine: From War to Peace," [The New York Times] January 25, 1985.	1985
Newark Star Ledger	"The Abbey" [advertisement, Newark Star Ledger] February 28, 1987.	1987
Hoboken Historical Museum	"B+W photos, 12, of Hoboken streets, buildings, banks, churches, ca. 1976."	1976
Newark Star Ledger	"Historic church becomes luxury condos at Hoboken's Abbey," September 13, 1987.	1987
Taplin, R. Clinton	"Old church takes on new function," [The Record] August 11, 1985.	1985
Page, Jeffrey	"Old organ is going to a new home," The Record Hackensack.	1984
Harrison, Maj. R. B.	"Stone From Ancient Roman Tomb Will Be Added to Hoboken Warrior Shrine," [Jersey Journal] November 4, 1933.	1933
Hoboken Public Library	"St. Paul's Episcopal Church, Hoboken, NJ Hudson Street between 8th & 9th Street. Original building was between 3rd & Hudson Street."	1900
Hudson County	Deeds, var.	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856
Zillow	Hoboken NJ Real Estate	
Jersey Journal	"Former German Crown Prince Lauds Hoboken Warrior	1934

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

Page 3

(Primary Contact)

-706229816

	Shrine," December 19, 1934.	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873
Hoboken Board of Trade	History of Hoboken	1907
St. Paul's Church	"History of the Warriors' Shrine," Armistice Celebration Program, November 6, 1932.	1932

Additional Information:

HPC LIST ID: 199

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR:)

NOTES: fmr. St. Paul Episcopal Church. now "The Abbey" residence

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Hoboken Historic District Boundary Increase

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

Page 4

(Primary Contact)

-706229816

BUILDING ATTACHMENT

Common Name: The Abbey

Historic Name: Saint Paul's Protestant Episcopal Church

Present Use: Residential, permanent

Historic Use: Institutional, religious assembly

ConstructionDate: **Source:** Newspapers; Deeds; Historic Mapping

Construction Start Date: 1870

Construction End Date:

Style: Gothic Revival

Vernacular Style?

Form: Other

Physical Condition:

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2

Exterior Finish Materials: Stone, Random Ashlar

Bays: 6

Exterior Description:

Saint Paul's Episcopal Church at 816-820 Hudson Street, now known as The Abbey, is an adapted three-story, six-bay, Gothic Revival-style sanctuary constructed in 1870 (Photograph 1). The freestanding building, converted to residential use in the 1980s, features a facade clad in rough-faced stone with smooth brownstone trim detailing. The side (south and north) elevations are clad in brick and are accented by projecting columns (Photograph 2). It is fronted by a modern iron areaway fence containing dense plantings and wide stone steps with iron handrails. It features a stone porch with a pointed parapet that is supported by unfluted stone columns with voluted capitals. The one-story projection is accented by pointed arches and incised quatrefoil designs (Photograph 3). The arcade created by the projection is lit by skylights in the porch roof (Photograph 4). While otherwise symmetrical, the façade is unbalanced by a two-story tower with a cross-gabled, slate shingled roof, extending from the northwest corner (Photograph 5).

The main entry is accessed from the front porch and is composed of three distinct doorways: a modern, double-leaf wood and glass paneled door flanked by modern, single-leaf wood paneled doors, all of which sit beneath pointed arch stained glass windows. Secondary entrances appear to be located at the ground floor of the north elevation; however, the side elevation of the property was not accessible at the time of survey for further examination. Fenestration throughout the building is composed of Gothic-style, pointed arch openings on the main facade, including a large second-to-third story stained glass with tracery in the center of the façade (Photograph 6). Additional fenestration includes a small rose window in the gable end of the facade; pointed arch, stained glass windows on the top floor of the side elevations; Tudor-shaped, replacement one-over-one sash windows on the ground floor of the side elevations; and modern casement windows beneath the gable ridge (Photographs 7, 8). The front-gabled roof is trimmed with brownstone and is clad in a variety of materials including slate tiles; slate fish scale tiles; asphalt shingles; and wood shingles. Modern skylights cover the slopes of the gabled roof.

While the Abbey has retained much of the historic fabric of Saint Paul's Episcopal Church, it did incur alterations during its conversion to residential use in 1984, including replacement doors; replacement windows; and replacement railings along the front stoop.

Interior Description:

Interior access not available at time of survey. Newspaper reports, however, suggest significant interior alterations required to divide the religious space into 22 residential units. Real estate listings also provide insight into how the interior has been adapted; for example, many listings show intact original windows that have been separated (and arguably, divorced from the historic context) by interior partitions (Photograph 9, 10).

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Use change		1987 to 1987	Deeds; Newspapers

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 5

Researcher: Samantha Kuntz

(Primary Contact)

-706229816

Organization: AECOM

Architect/Designer::

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

-706229816

Page 6

ELIGIBILITY WORKSHEET - Properties

Property ID -706229816

History:

The property at 816-820 Hudson Street was built in 1870 to house the oldest Episcopal congregation in the City of Hoboken, Saint Paul's Protestant Episcopal Church. Saint Paul's was founded in the early 19th century, with its first reported services held in a local schoolhouse in 1832 (Heaney 1976; Hoboken Board of Trade [HBT] 1907). In 1835, the congregation was able to construct its first permanent house of worship at the northwest corner of Hudson and Third Streets using funding and land provided by Colonel John Stevens; Stevens would remain heavily involved in the congregation in the later years of his life, serving as senior warden until his death in 1838 (Heaney 1976; HBT 1907; Gabrielan 2010:102) (Figure 1). After thirty-five years of worship at their original, Greek Revival-style, frame church, the congregation moved north to Eighth and Hudson Streets - following the expansion of the city's population further north toward the end of the 19th century (Heaney 1976) (Figure 2).

The new Gothic Revival-style edifice was constructed in 1870 for \$47,000 in the middle of the empty 800 block of Hudson Street, facing east toward the Hudson River (HBT 1907) (Figures 3, 4, 5). Residential development of the block sprung up alongside the church and over the next few decades, the 800 block of Hudson Street would become a fully developed segment of the City of Hoboken (Figures 6, 7). The church as well was in a perpetual state of development; the rear sanctuary and chancel were not added to the structure until 1886 and the interior was not finished until the 1891, at which point the church was officially consecrated (Gabrielan 2008:102; Heaney 1976) (Figures 8, 9, 10).

Despite the prominence of the shrine, the church was unable to maintain operation in the late 20th century as the congregation declined and maintenance needs grew (Beck 1983; Newark Star Ledger, September 13, 1987) (Figure 12). In 1983, after years of dwindling membership, the congregation from Saint Paul's Episcopal joined the Church of the Holy Innocents and Trinity Episcopal Church to form All Saints Episcopal Parish (Abernathy 2008:165). The merger kept the congregations afloat, but rendered the historic sanctuary at 816-820 Hudson Street superfluous. However, amidst a backdrop of the city's rapid gentrification, developers seized the opportunity to repurpose the historic resource. According to the New York Times, "Hoboken's brownstone revival has made the church more valuable as an apartment house than as a house of worship" (DePalma 1985). In 1984, the house of worship was deconsecrated and sold to Abbey Realty Co. with plans to repurpose the building as a residential property. While the sale of the church prohibited changes to the exterior, no such provisions protected the interior. Within a few years, the Warrior's Shrine was dismantled and its artifacts packed up for future exhibition elsewhere; the 1899 organ was sent back to Manhattan to await restoration and reuse; pews and artifacts allocated out to other Episcopal parishes; and two Tiffany stained-glass windows from the apse auctioned off (DePalma 1985; Page 1984).

The interior renovation was not, however, a complete tear down. Local architect Dean Marchetto was hired to helm the conversion of the church into condominiums and employed a respectful design intervention to accommodate the change of use. While Marchetto would go on to become a leading designer in the adaptive reuse of sacred places in the City of Hoboken, including the Norwegian Church/Marchetto Higgins Stieve Offices in 1994 (Property ID: 949788311) and the First Dutch Reformed Church/First Church of Christ the Scientist/The Vestry in 2013 (Property ID: 1455665637), Saint Paul's marked his first foray into religious architectural conversions (Ryazansky 2019). Marchetto's design approach treated the existing infrastructure as an asset as opposed to a limitation, noting that "the best solutions come from finding creative ways to use the architectural elements of the church to enhance the residential design" (Ryazansky 2019) (Figures 13, 14, 15). According to one description from the building's sales and marketing agent, Pat Tuchman:

"The Abbey's design relies on the structural features of the old church. Where columns stood in the church there are unit lines. Accordingly, the new walls provide the same supports as the original designers planned. All of the condominium windows - some with 17-foot-high arched frames - have been kept intact by having duplex and triplex apartments built around them to preserve the lines and appearance of the building. [...] The design basically splits the church down the center, creating mirror apartments and adds two full floors in the space once used by the congregation."

Marchetto also retained the scale of the original nave by reserving the original aisle and two-story arched ceiling for the lobby. The historic character thus became part of the sales pitch - early advertisements feature the building's heritage and retained character-defining features to promote sales ranging from \$152,000 for a one-bedroom condo to \$290,000 for a triplex (Newark Star Ledger, September 13, 1987; Hoboken Historical Museum) (Figure 16). Saint Paul's Episcopal Church officially reopened as The Abbey in 1986 and has remained a residential property.

Statement of Significance:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

-706229816

Page 7

(Primary Contact)

Background research and field investigation of The Abbey at 820 Hudson Street determined that the resource is not associated with events that have contributed to broad patterns of local or regional history, or with persons significant in the past (Criterion A and B, respectively). Furthermore, two significant rehabilitation campaigns have stripped the resource of its architectural integrity, compromising the building's ability to convey distinctive characteristics of a type, period, or method of construction (Criterion C). Nor is there evidence to suggest that the property may be likely to yield information to history or prehistory (Criterion D). As such, The Abbey is not recommended eligible for individual listing on the National and New Jersey Registers of Historic Places. The resource does, however, still merit its existing local designation (8/15/2012) and is a key-contributing resource to the overall significance of the Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017).

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D
Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Abbey at 816-820 Hudson Street is a locally significant resource once home to the oldest Episcopal congregation in the City of Hoboken, Saint Paul's Protestant Episcopal Church. Despite conversion to residential use in 1978, the former religious resource retains a high amount of integrity of design, materials, workmanship, feeling, and association. The overall integrity of feeling and association have been diminished by the residential conversion, particularly the interior. Photographs from modern real estate listings suggest that little original fabric remains following the conversion to 22 condominiums at the end of the 20th century, particularly the subdivision of the original nave and the loss of the highly significant Warrior's Shrine. Due to these modifications, The Abbey at 816-820 Hudson Street no longer meets the criteria for listing on the New Jersey or National Registers of Historic Places.

Total Number of Attachments: 1

List of Element Names: Building

Narrative Boundary Description:

The boundary of The Abbey is defined by its legal tax parcel (0905-219-19.01). It is bounded by Hudson Street to the east and distinct, privately-owned parcels to the north (0905-219-18), northwest (0905-219-10.01), west (0905-219-9; 0905-219-8; 0905-219-7), and south (0905-219-19.02).

Date Form Completed: 3/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

-706229816

Page 8

(Primary Contact)

CONTINUATION SHEET

Property ID: -706229816

Property Name: The Abbey

Address: 816-820 Hudson Street

Photographs:



Photograph 1. View of the primary façade of The Abbey from Hudson Street, looking west.

CONTINUATION SHEET

Property ID: -706229816



Photograph 2. The north elevation drops down a story from street level, view southwest.



Photograph 3. Detail of the portico covering the three entries on the façade, view west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816



Photograph 4. Close up of the portico interior lit from above by skylights, unseen from this angle. Also pictured are the decorative stone columns that hold up the portico. View northwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816



Photograph 5. The northeast tower and stained glass window, view south.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816



Photograph 6. Detail of the main stained glass window on the primary façade, view west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816



Photograph 7. Detail of the rose window in the gable end, view west.



Photograph 8. View of the decorative stained glass window on the first floor of the façade, looking northwest. Though original Tiffany stained glass windows in the apse were auctioned off after the church was deconsecrated, the primary façade retains four ornate stained glass windows (origin unknown).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

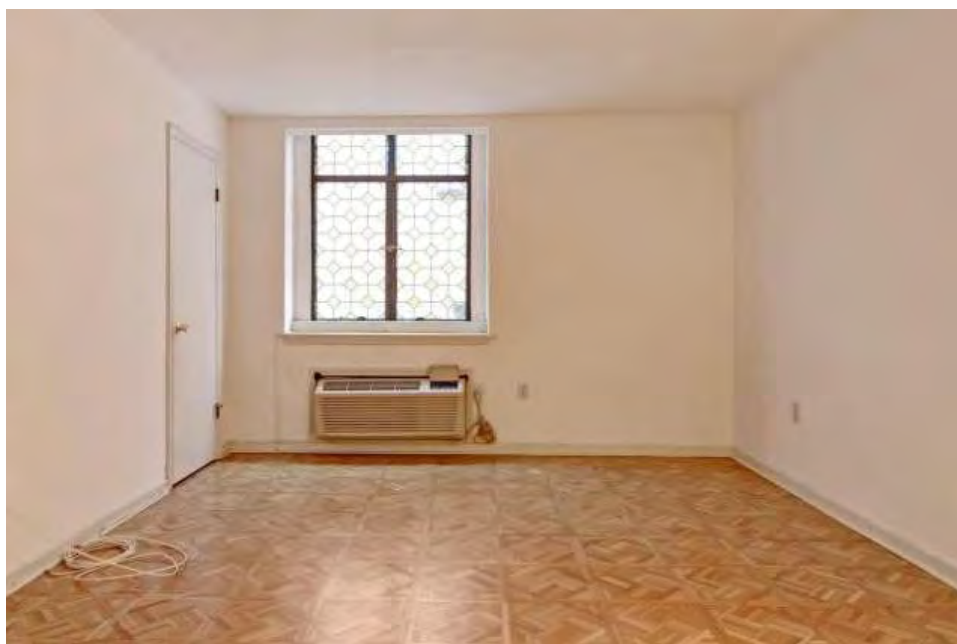
Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816



Photograph 9. Interior view of Apartment 1, showing retained windows despite residential conversion (Source: Zillow).



Photograph 10. Interior view of Apartment 21, showing an original window cut off by floor divisions (Source: Trulia).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816



Photograph 11. Streetscape of the east side of the 800 block of Hudson Street showing The Abbey nestled midblock amongst residential properties. View northwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816

Maps and Figures:

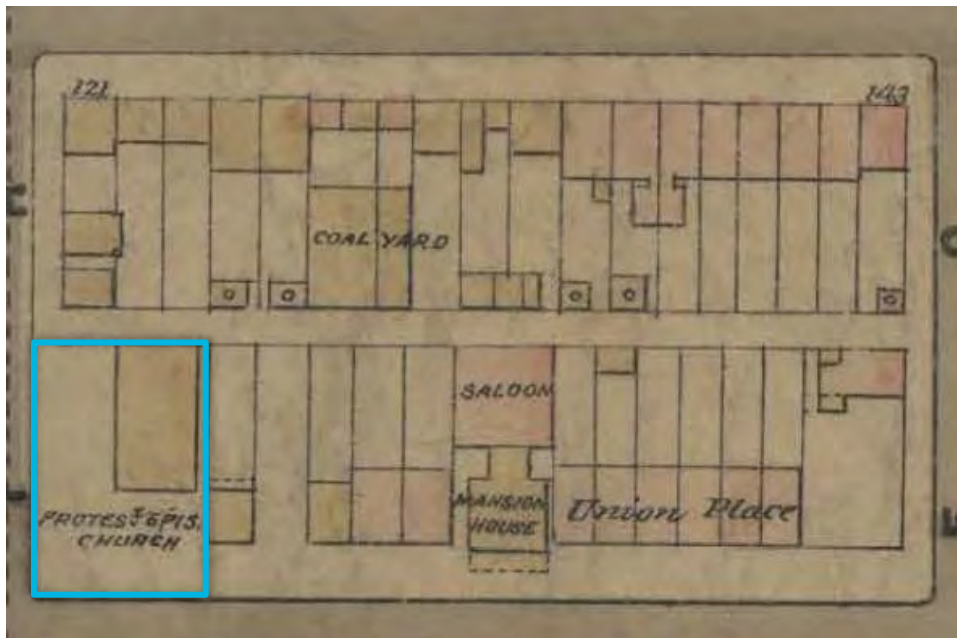


Figure 1. The original location of St. Paul's Episcopal Church (known as the oldest religious congregation in Hoboken) on the northwest corner of the intersection of Third and Hudson Streets, as shown on Hufnagel and Hexamer's *Map of the City of Hoboken situated in the County of Hudson, New Jersey, 1856* (reproduced by Spielmann & Brush, 1881) (Source: Hoboken Historical Museum).



Figures 2, 3. Renderings of (left) the original church, constructed at Third and Hudson Street in 1838 and (right) the extant church constructed at 820 Hudson Street in 1870 (Source: Rutgers University Libraries).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816

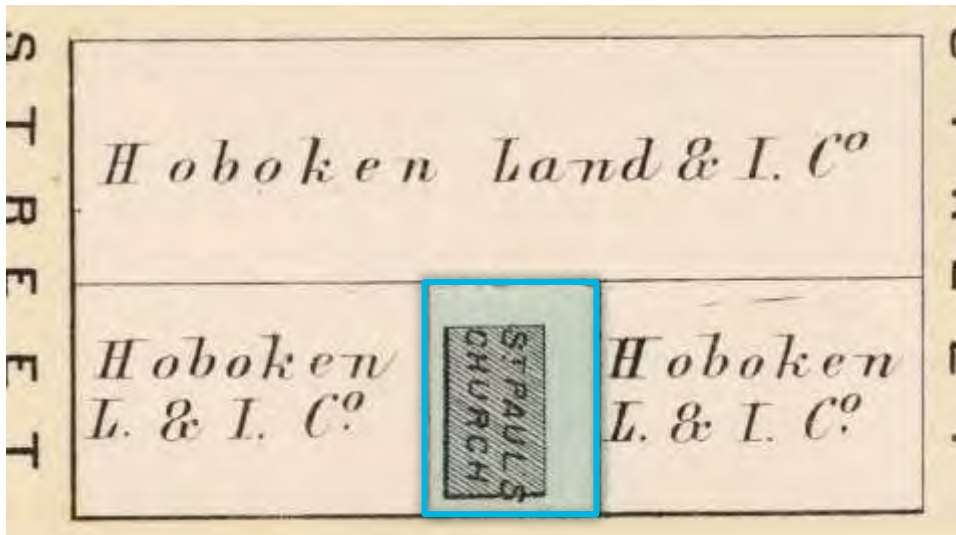


Figure 4. The first appearance of St. Paul's Episcopal Church at its current location at 820 Hudson Street in 1873, as shown in G.M. Hopkins' *Combined Atlas Of The State Of New Jersey and the County of Hudson from actual Survey*, Plate D (Source: David Rumsey Historical Map Collection).

CONTINUATION SHEET

Property ID: -706229816



Figure 5. St. Paul's Episcopal Church, pictured ca. 1880 (Source: Czachowski 2208:24).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816

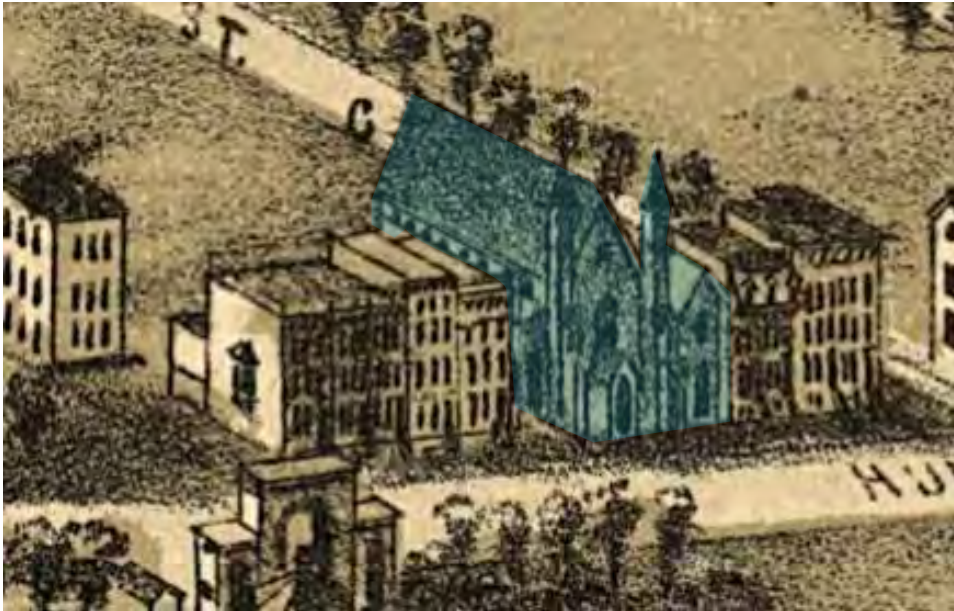


Figure 6. View of St. Paul's Episcopal Church in the *Hoboken 1881 Bird's Eye View* by O.H. Bailey & A. Ward (Source: Library of Congress; Historic Map Works; edits by author).



Figure 7. The resource as depicted in Hughes and Bailey's *City of Hoboken, New Jersey, 1904* bird's eye view (Source: Library of Congress; Historic Map Works; edits by author).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816



Figure 8. Interior view of altar, ca. 1886-1890 (Source: Hoboken Historical Museum).



Figure 9. A ca. 1900 Hudson Street streetscape between Eighth and Ninth Streets, looking southwest, with a view of St. Paul Episcopal's primary façade and north elevation (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816



Figure 10. St. Paul's as depicted in Sanborn's *Insurance Maps of Hudson County, New Jersey, Hoboken*, Vol. 7, Sheet 19, in 1932, (revised from 1906 edition) (Source: NJ State Library).



Figure 11. The Warrior's Shrine, established ca. 1930 by Reverend Frank C. Armstrong, pictured ca. 1976 (Source: Heaney, *The Bicentennial Comes to Hoboken*, 1976).

CONTINUATION SHEET

Property ID: -706229816



Figure 12. View of the resource northwest from Hudson Street in 1976, just prior to its residential conversion (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

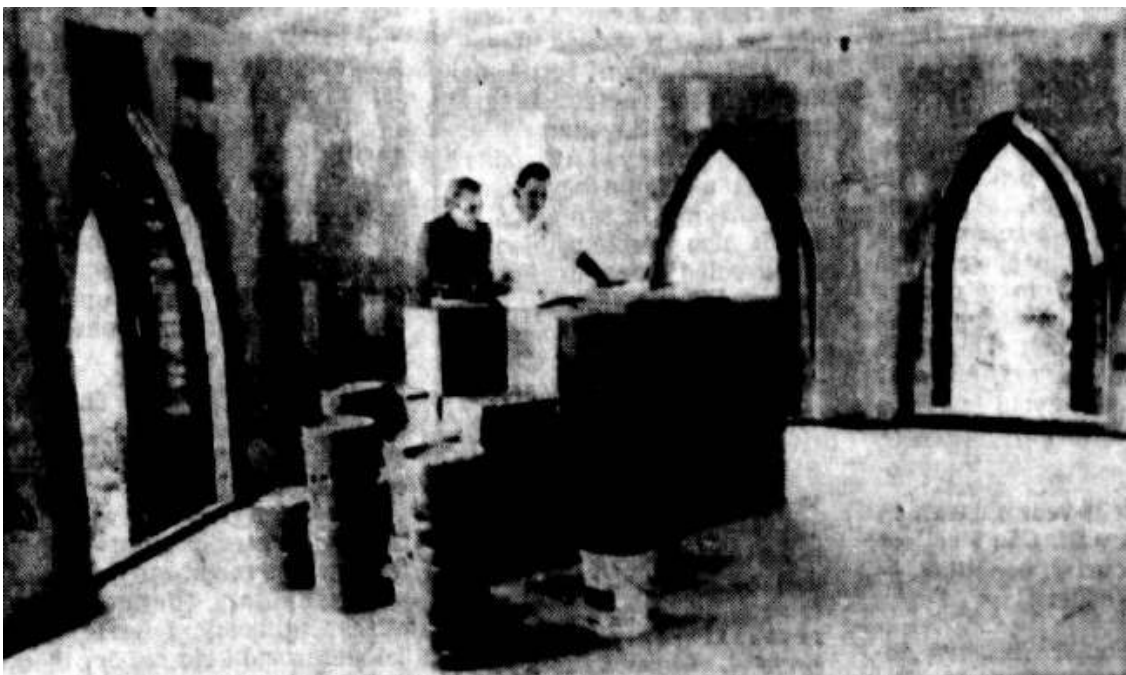
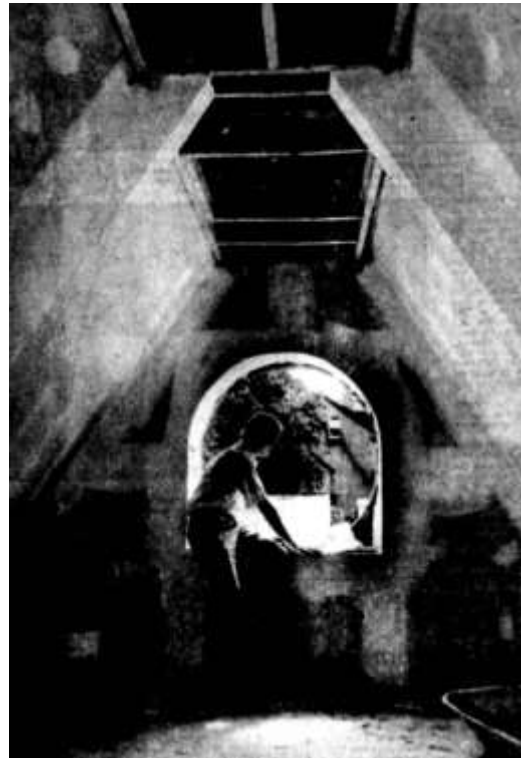
Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -706229816



Figures 13, 14, 15. Pictured in 1985, work begins to convert the former religious structure into a multi-family residential resource (Source: *Jersey Journal*, August 15, 1985).

CONTINUATION SHEET

Property ID: -706229816

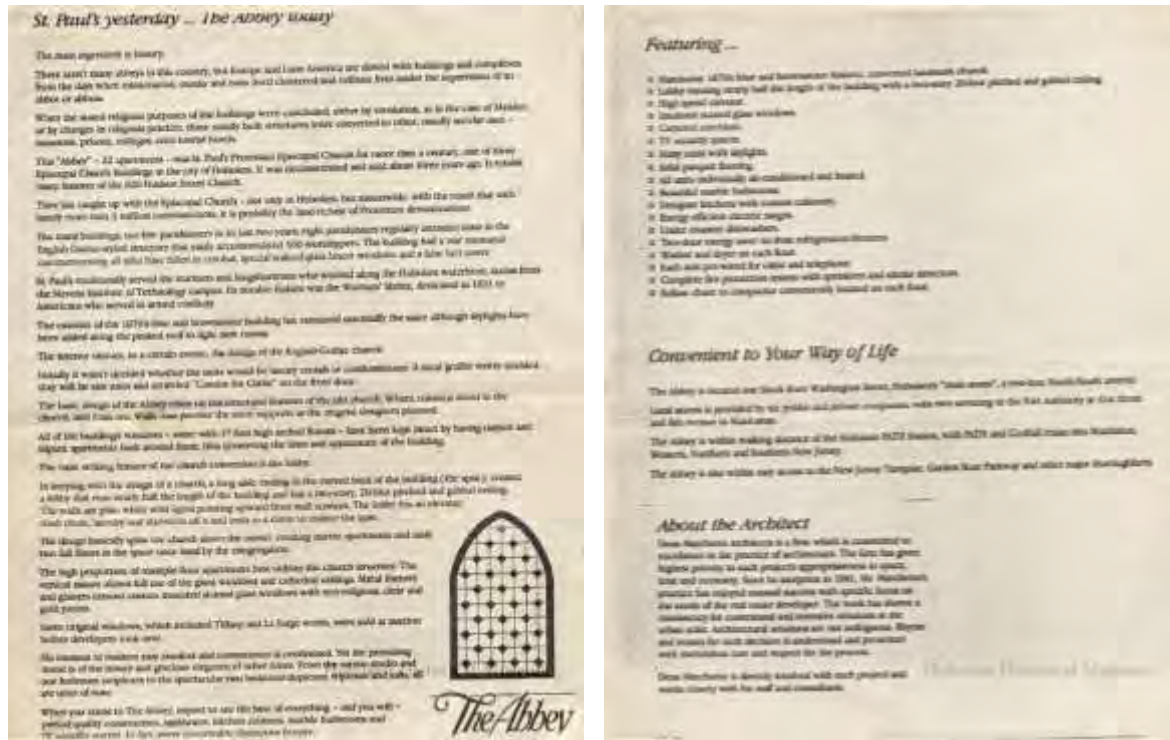


Figure 16. Promotional leaflet for the Abbey, published by Dean Marchetto Architects, emphasizing the historic character of the resource as a sales pitch (Source: Hoboken Historical Museum).

"1885" is located on the south half of the façade, between fenestration of the second and third floors. The flat roof is accented by a heavy, bracketed, carved wood cornice designed in the Neo-Grec style. Alterations are minimal, seemingly limited to replacement glass panes and wrought iron stoop rails. No exterior flood mitigation measures are evident. (See Building Attachment)

1124 Bloomfield Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots on what is now the 1100 block of Bloomfield Street for development. In 1886, local architect Francis G. Himpler purchased the parcel of land immediately north of four parcels bought by his then business partner for Steam Stone Works, Andrew Fordyce. It is highly conceivable that Himpler own home at 1124 Bloomfield Street, along with Fordyce's four rowhouses, served as sort of late 19th century model home display demonstrating the different types of stonework accents offered by Fordyce and Himpler's business that could be applied to rowhouse facades. 1124 Bloomfield Street is highly intact, with a footprint that remains unchanged on subsequent maps and aerial imagery. (See Property Eligibility Worksheet)

The Francis G. Himpler Residence at 1124 Bloomfield Street retains a high degree of integrity and further research may solidify a meaningful connection to the cohesive, intact row from 1116-1122 Bloomfield Street. With its maintained character defining features such as ornate stone accents and enframements, personalized details of its architect and owner, carved wood cornice, and original openings, as well as its connection to architect Himpler during his prolific years in the stone and construction business with Fordyce, the Francis G. Himpler Residence at 1124 Bloomfield Street is potentially individually eligible for listing on the National Register of Historic Places. As such, it is recommended that 1122 Bloomfield Street be classified as a key-contributing resource within the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

The Francis G. Himpler Residence at 1124 Bloomfield Street is sited on a midblock, rectangular parcel (Block 249 Lot 31), located on the west side of Bloomfield Street in the City of Hoboken, Hudson County, New Jersey (Photograph 10). The building is oriented with its primary elevation facing east. The 1100 block of Bloomfield Street is a fairly consistent, high-integrity collection of late 19th century rowhouses described in the 1978 survey as "one of the best maintained blocks in Hoboken and worthy of attention." The Himpler residence is situated immediately north of a row of four intact model rowhouses owned by business partner Andrew Fordyce. It is also located west of a row of five freestanding modern residences which occupy land original used as Himpler's private gardens.

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

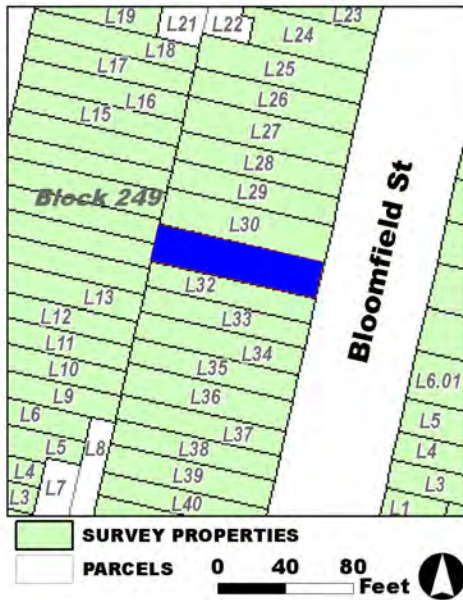
Property ID:

831738821

Page 2

(Primary Contact)

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Researcher: Samantha Kuntz
Organization: AECOM

(Primary Contact)

Property ID:

831738821

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hudson County	Deeds, var.		
New York Daily Tribune	"Lake Hopatcong is Filling Up," June 22, 1902, 5.	1902	
R. L. Polk & Co.	Polk's Jersey City, Hoboken and Hudson County Directory, 1878	1895	
James T. White & Company	The National Cyclopaedia of American Biography	1943	
United States Patent Office [USPO]	Patent No. 223,734, Francis G. Himpler, of Hoboken, New Jersey	1880	
Jersey Journal	"Real Estate Transfers," April 19, 1886.	1886	
Evening Journal	"Hoboken Happenings," May 9, 1877, 3.	1877	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
R. L. Polk & Co.	Polk's Jersey City, Hoboken and Hudson County Directory, 1878	1878	
Jersey Journal	"Trade Board Backs Up Mayor Gonzales," June 7, 1911, 6.	1911	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Atchinson Champion	"Architect of Abbey is Dead in New Jersey, 84."	1916	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 2	1978	
Jersey Journal	[no title], August 30, 1961, 11.	1961	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Edwards, Richard	"Industries of New Jersey: Hudson, Passaic and Bergen counties."	1833	
R. L. Polk & Co.	Polk's Jersey City, Hoboken and Hudson County Directory, 1878	1891	
Hoboken Historical Museum	"Hoboken City Hall as seen in a photo from 1892."	1892	
New York Daily Tribune	"Death Ends Career of Church Architect," [obituary] September 14, 1916, 9.	1916	
Jersey Journal	"Charity Ball Was A Brilliant Success," January 27, 1904.	1904	
Jersey Journal	"Victory Garden on Former Showplace," March 25, 1943, 18.	1943	
Hoboken Historical Museum	"B+W photos, 4, ceremony on with patriotically decorated dais outside entrance to Public School No. 4, Park Ave. between 5th & 6th Sts., Hoboken, n.d., ca. 1941."	1941	
The Trow City Directory Co.	Copartnership and Corporation Directory of New York City, vol. xxxvii.	1889	
Jersey Journal	[no title], May 16, 1939, 20.	1939	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Hampton, Roy A.	"German Gothic in the Midwest: The Parish Churches of Franz Georg Himpler and Adolphus Druiding." U.S. Catholic Historian, Vol. 15, No. 1, Sacred Places —	1997	

Survey Name: Hoboken City Architectural Survey 2018**Property ID:**

Page 4

Researcher: Samantha Kuntz (Primary Contact)

831738821

Organization: AECOM

Liturgical Spaces: Explorations of Religious Architecture

Hoboken Land &
Improvement Company

H. L. & I. Co. Hoboken Vol. 2. Property Sheets, 1885

1885

Sanborn-Perris Map Co.

Insurance Maps of Hudson County, New Jersey.

1891

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 31/2B-3U-H-BA / FAC_NAME: / YR: 1952)

NOTES:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1	Building	0	Bridge
0	Structure	0	Landscape
0	Object	0	Industry

Historic District ?

District Name: Hoboken Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

831738821

Page 5

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 1124 Bloomfield Street

Historic Name: Francis G. Himpler Residence

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1886 **Source:** Deeds; historic maps

**Construction
Start Date:**

**Construction
End Date:**

Style: Other

Vernacular Style?

Form: Row

Physical Condition:

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Unknown

Stories: 3

Exterior Finish Materials: Brick, Running Bond

Bays: 2

Exterior Description:

The Francis G. Himpler Residence, located at 1124 Bloomfield Street, is a three-story, two-bay, Neo-Grec-style rowhouse constructed 1886 (Photograph 1). It is nestled in a dense rowhouse block on the west side of Bloomfield Street, adjoined by its south elevation to a continuous row of four narrow residences constructed at the same time (Photograph 2) (See Property Eligibility). The façade is clad in raised rusticated rows of brownstone at the garden level, smooth brownstone blocks on the first floor, and common bond brick across the upper floors. It is defined throughout by a variety of brownstone beltcourses, including: smooth watertable above the garden level, a modestly projected cornice above the first floor; and smooth banding across the brick façade (Photograph 3). A small, raised, brownstone crest incised with "1885" is located on the south half of the façade, between fenestration of the second and third floors (a perplexing feature as Himpler did not purchase the land on which to construct the residence until 1886). The stonework continues to the areaway, which features a classical stone balustrade as the areaway fence (Photograph 4). The building is fronted by a brownstone stoop with decoratively incised panels that flanks the top step; the raised stone cheek walls are topped with wrought iron railings.

The ornate main entry is composed of an original, decorative double-leaf wood and glass paneled door and a segmentally arched transom with a molded and denticulated wood jamb (Photograph 5). The classical brownstone enframing – illustrative of Himpler's later buildings due to his partnership with Alexander R. Fordyce at Steam Stone Works – includes a segmentally arched, denticulated, broken pediment with an urn and laurel motif supported by fluted brownstone pilasters. Recessed between the elaborate hood and the heavy keystone atop the entry transom arch is a decorative panel with an incised floral motif surrounding an unknown, vaguely female visage. A secondary, garden-level entry with a decorative wrought iron grille and an antique metal letterbox is located beneath the steps (Photographs 6, 7).

Fenestration includes one-over-one wood sash openings behind decorative iron grilles at the garden level; paired, one-over-one, wood sash openings with molded wood jambs recessed in a brownstone surround on the first floor; and paired, one-over-one wood sash openings with molded wood jambs set into raised brownstone surrounds with projecting, molded lintels and drop ends on the upper floors. The first floor fenestration is the most ornate of the façade and constitutes a significance character-defining feature (Photograph 8). The paired window set is enframed by a brownstone surround with a segmentally arched, denticulated, broken pediment featuring a crest bearing the initials "FGT" for Francis George Himpler (Photograph 9). The hood is supported by fluted pilasters; and drop ends with incised detailing. The window surround is accented throughout with intricate stone panels with incised detailing that incorporates motifs of florals, laurels, grapes, and a secondary, more masculine, visage. The flat roof is accented by a heavy, bracketed, carved wood cornice designed in the Neo-Grec style. Alterations are minimal, seemingly limited to replacement glass panes and wrought iron stoop rails.

Interior Description:

Interior access was not available at time of survey.

Alteration Dates:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

831738821

Page 6

(Primary Contact)

Architect/Designer::

Type:	Name:	Person/Firm Description:
Architect	Francis G. Himpler	Fordyce & Himpler, architect
Architect	Alexander R. Fordyce	Fordyce & Himpler, developer

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

831738821

Page 7

ELIGIBILITY WORKSHEET - Properties

Property ID 831738821

History:

HIMPLER RESIDENCE

The residence at 1124 Bloomfield Street was home to German-born architect Francis George Himpler from 1886 until his death in 1916. Prior its construction, the city grid tapered off into the Elysian Fields north of Eleventh Street; the northern blocks of Bloomfield Street were mostly parkland during the 19th century (Figure 1). This changed around 1885, when the Hoboken Land and Improvement Company parceled out and sold the northern section of Elysian Fields for urban development (Hoboken Land and Improvement Company [HLIC] 1885). Himpler " who at that time had just finalized work on the original Hoboken City Hall (Property ID: 1407234350) and launched a successful new stone and contracting business with Scottish-born stonemason Alexander R. Fordyce " acquired the lot at 1124 Bloomfield Street on March 3, 1886 from the Hoboken Land and Improvement Company for \$2,430 (HCDB 417:188; Jersey Journal, April 19, 1886). He also obtained a large plot of land directly across the street, which would later become his own private gardens (HLIC 1885). Fordyce, meanwhile, acquired the four narrow plots immediately south of Himpler's lot at 1124 Bloomfield Street (HLIC 1885) (Figure 2).

The 1100 block of Bloomfield Street developed rapidly in the six years between the establishment of lots in 1885 and the highly built up streetscape depicted on the Sanborn-Perris Fire Insurance Map of 1891. The east side of the block, which contained the Himpler Residence and Fordyce's properties, developed at a faster rate than the west side, which had fully filled in by 1909, with the exception of Himpler's private gardens (Hopkins 1909:7) (Figure 3). Known across the city as the "Himpler Gardens," Himpler's private park occupied 9,750 square feet of land on the desirable residential block, an anomaly in the dense landscape of Hoboken's residential blocks, remaining untouched by construction until midcentury due to the diligence of its original owner (Figures 4, 5). Himpler managed to hold firm against development of the "cultivated inclosure [sic]," despite lucrative offers from apartment house builders (Jersey Journal, February 23, 1912; Jersey Journal, March 25, 1943). Himpler's heirs struggled to maintain the gardens after his death. The City of Hoboken acquired the land around 1939 from Himpler's widow Mary and daughters Anna and Marie, whose unpaid taxes on the vacant lot led to its seizure by the city (Jersey Journal, Mary 16, 1939). In 1943, the city announced plans to open the park to the public as "Hoboken's first victory garden" (Jersey Journal, March 25, 1943). The small park did not last long; by 1955 the former garden was home to five new, freestanding residences (Figure 6).

The Himpler Residence, was unaffected by these changes and remained in the Himpler family for nearly a century, passing to his daughter Anna, who, upon her death in 1961, willed the home to Marie S. Peters (HCDB 2921:804; Jersey Journal, August 30, 1961). Anna also bequeathed three of the Fordyce properties (1116, 1118, and 1120 Bloomfield Street) to various people and organizations, though there is no record of her having ever owned the properties or any indication that her will was upheld (Jersey Journal, August 30, 1961; Hudson County, var.). Aside from her involvement with the Fordyce homes, the Himpler Residence successfully passed to Marie S. Peters, who retained ownership for two years. The property then passed to a small number of owners throughout the 20th century, all of whom appear to have kept the building well maintained " including the personalized features that bind the structure to its namesake.

While no known information or existing accounts directly address the design and construction of the 1886 residence, additional research may reveal Himpler to be the architect. Further research may reveal that the lauded architect designed his own residence " which by all known accounts is the only residential property he occupied that wasn't already built when he moved in. The style and stonework are reflective of Himpler's business interests at the time of construction, expressing the highly skilled materials and workmanship expected by clients of Fordyce and Himpler. Furthermore, according to local residents, the adjacent residences at 1116-1124 Bloomfield Street " the lots purchased by Fordyce and also developed in 1886 " functioned as "model homes" for Fordyce and Himpler's contracting business (Figures 7, 8, 9, 10). Information may eventually reveal that the west side of Bloomfield Street functioned as a tangible "catalog" of Fordyce and Himpler's services, ranging from modest rowhouse options to Himpler's own heavily-ornamented residence.

FRANCIS G. HIMPLER (1833-1916)

Francis George Himpler was a prolific architect, civil engineer, and contractor who is generally overlooked in the context architectural history, despite many extant works: substantial German parish churches throughout the Midwest, as well as numerous civic, religious, and institutional buildings in the City of Hoboken.. Born in Germany in 1833 as Franz Georg Himpler (later anglicized to Francis, or Frank, George), Himpler was trained at the Royal Academy of Arts in Berlin (White 1922:43) (Figure 11). He developed a reputation for his classical Gothic church architecture, examples of which still stand today in Vaudrevange, Enseldorf, Neuforweiler, and Klotten, which brought with him to America around 1867 with his wife and two daughters. Himpler started his American career in the Midwest, initially settling in Atchinson Kansas. His reputation grew following a series of commissions for large-scale, German Catholic houses

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

Page 8

(Primary Contact)

831738821

of worship.

Few scholarly articles exist on the architectural work of Himpler, particularly regarding his early commissions in America. A 1997 journal article in the U.S. Catholic Historian titled "German Gothic in the Midwest: The Parish Churches of Franz Georg Himpler and Adolphus Druiding" offers a comprehensive review of his works and contributions to religious architecture, highlighting Himpler's "German parish churches of the Midwest for the finest body of ecclesiastical German Gothic produced by a single American Architect." According to its author:

"Himpler was a favored architect among Midwestern German Catholics who were searching for an architect who could create a powerful symbol of German presence in the urban community [...] The exterior effect of Himpler's German parish churches is generally monumental, inspiring and striking. Most of the buildings were based on a full cross-shaped (cruciform) plan, with strong vertical lines, and one or more spires of considerable height. These churches were clearly intended to function as medieval cathedrals; they were social and visual focal points of their towns or neighborhoods. Many of Himpler's churches rank as the finest examples of German Gothic architecture in the city or state where they are located." (Hampton 1997:56)

It was religious commissions that first brought Himpler to the City of Hoboken in the 1860s, including Saint Mary's Hospital (1867; non-extant), the Academy of the Sacred Heart (1868; Property ID: -157792951), and Our Lady of Grace Church (1873-1880; Property ID: -308317850) (Figure 12). Himpler continued to go back and forth between Hoboken and the Midwest; his Midwest commissions remained largely religious, it was in the City of Hoboken that Himpler transcended his ecclesiastic body of work, designing several landmark non-religious buildings in the city, including the Association of Exempt Firemen Building (1870; Property ID: 896585349) and Engine Company No. 4 (1870; Property ID: -1161457876) (Figures 13, 14). Himpler also designed the Hoboken City Hall (1883; Property ID: 1407234350) prior to the expensive 1911 expansion that obscured the façade and his original design (Figure 15). He also designed the now demolished Public School No. 4, which remains fairly elusive in archives and city records (Figure 16). A full listing of Himpler's known architectural commissions is presented in Table 1 in the Continuation Sheets. Additional research may shed more light onto his body of work.

According to census records and city directories, Himpler settled permanently in Hoboken in the 1870s (Polk 1878; USCB 1880). By 1880, he had established offices for his architectural firm in New York City (Atchison Champion, September 18, 1916). In addition to his architectural work, Himpler dabbled in engineering, designing a drawbridge over the Hackensack River in Secaucus (Atchison Champion, September 18, 1916). In 1870, he patented a design for wooden partitions that acted as girders to prevent cracking in walls and ceilings, which one source described as "forerunners of the present method of iron construction" (USPO 1870; White 1922:43) (Figure 17).

Himpler transitioned from architect to businessman and contractor toward the end of his career. Around 1881, Himpler joined stonemason Alexander R. Fordyce to establish Fordyce & Himpler Steam Stone Works, operating a large stone yard on the Passaic River, where "they cut and saw the largest blocks of stone of all kinds except granite" (Edwards 1883:42). In addition to sundering stone building materials, the men also established a contracting business, presumably using their stone yard as the primary material source. It was during Himpler's time with Fordyce & Himpler that both men purchased lots on the 1100 block of Bloomfield Street: Himpler acquiring 1124 Bloomfield Street for his personal residence and 1117-1125 Bloomfield Street for his private gardens, Fordyce claiming 1116-1120 Bloomfield Street for the four narrow, nearly-identical rowhouses. Fordyce & Himpler's work can be seen throughout Hoboken, particularly in the continuous row of buildings at 1110-1120 Washington Street that exhibit three distinct stone types and skilled sculptural ornamentation. (Figure 18). Fordyce & Himpler also won the 1888 commission to build the limestone Romanesque Revival residence designed by Samuel Burrage Reed for James A. Bailey (of Barnum and Bailey's Circus) in New York City (Figure 19). Given the reputation of Himpler and Fordyce individually, and the types of known work attributed to their firm, additional research may reveal more commissions that can be credited to Fordyce & Himpler. Additional research would support a deeper understanding of the scope of their work in the New Jersey and New York Region at the end of the 20th century.

Himpler officially retired from architecture in 1891 (Atchison Champion, September 18, 1916), remaining an active member of the Hoboken community and an outspoken architectural critic. In 1911, Himpler publically objected to the expansion of City Hall, stating: "I know that the foregoing propositions and my faultfinding with the proposed plans will make enemies galore for me among people who want to start spending the money immediately on an entirely defective program, the execution of which would be greatly against the best interests of the city" (Jersey Journal, June 7, 1911). In 1916, Himpler passed away at the age of 84 at his summer house in Lake Hopatcong (New York Daily Tribune, September 14, 1916; Atchison Champion, September 18, 1916).

Statement of Significance:

Background and field investigations determined that the Himpler Residence at 1124 Bloomfield Street is eligible for listing on the New Jersey and National Registers of Historic Places. It is significant at both the state and local level under Criterion B for its association with prominent architect, engineer, and contractor, Francis G. Himpler in the later years of his productive life. Research suggests a period of significance from 1886 to 1961, capturing not only the final years of Himpler's career but also his family's retained connection to the building.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

831738821

Page 9

(Primary Contact)

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

1124 Bloomfield Street is eligible for listing on the New Jersey and National Registers of Historic Places under Criterion B. The building has a sustained, direct, and personal association with prominent architect, engineer, and contractor, Francis G. Himpler in the later years of his productive life. The building stands as the only known residential design in Himpler's extensive body of work, serving as his personal residence and exemplifying the embodiment of his skill and aesthetic. The building's original design is intact and discernable, retaining integrity of location, design, workmanship, feeling, and association. Integrity of setting has diminished slightly due to the loss of Himpler's private gardens, but the historic streetscape along the 1100 block of Bloomfield Street is intact and still evocative of the period of Himpler's tenancy.

Should future research substantiate the conjecture that the adjacent residences at 1116-1124 Bloomfield Street functioned as model homes for Fordyce and Himpler's contracting business, additional analysis under Criterion A may be warranted.

Total Number of Attachments: 1

List of Element Names: Rowhouse

Narrative Boundary Description:

The boundary of Himpler Residence at 1124 Bloomfield is defined by its legal tax parcel (0905-249-31). It is bounded by Bloomfield Street to the east and distinct, privately-owned parcels to the north (0905-249-30), south (0905-249-29), and west (0905-249-14.03; 0905-249-14.02).

Date Form Completed: 3/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

831738821

Page 10

CONTINUATION SHEET

Property ID: 831738821

Property Name: Francis G. Himpler Residence

Address: 1124 Bloomfield Street

Chain of Title:

1124 Bloomfield Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
8/29/1997	Anthony H. Goldwyn, Jane M. Musky	Madeline A. Gardner	5183:46	\$726,750	Includes parking space at 1101-1107 Bloomfield Street (Recorded in Columbia Condominiums Master Deed)
3/21/1995	Morgan E. Cline, Benjamin D'Onofrio	Anthony H. Goldwyn, Jane M. Musky	4842:222	\$675,000	n/a
6/26/1973	Anthony J. Lenge, Annette Lenge	Morgan E. Cline, Benjamin D'Onofrio	3144:271	\$54,000	n/a
6/18/1968	Anthony J. Lenge, Annette Lenge	Anthony J. Lenge, Annette Lenge	3038:754	\$1	"The sole purpose of this Deed is to create a tenancy by the entirety in the Grantees."
6/13/1968	Joseph A. Lenge, Lorraine M. Lenge	Anthony J. Lenge	3038:758	\$1	½ right, title, and interest
4/30/1965	Michael Piccininni, Catherine Piccininni	Joseph A. Lenge, Anthony J. Lenge	2971:531	\$1	n/a
2/27/1963	Marie S. Peters (widow)	Michael Piccininni, Catherine Piccininni	2921:804	\$1	Mortgage \$11,000
3/20/1886	The Hoboken Land & Improvement Company [HLIC]	Francis G. Himpler	417:188	\$2,430	n/a

Survey Name: Hoboken City Architectural Survey 2018 Date: 3/6/2019
 Surveyor: Samantha Kuntz (surveyor, preparer)
 Organization: AECOM

CONTINUATION SHEET

Property ID: 831738821

Photographs:



Photograph 1. View of the primary (east) façade of the Francis G. Himpler Residence at 1124 Bloomfield Street, looking west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/6/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 831738821



Photograph 2. View of the west side of the 1100 block of Bloomfield Street, showing the Himpler Residence and potentially associated Model Homes to the south (1116-1122 Bloomfield Street).



Photograph 3. Perspective view of Himpler and Model Home stoops, view south.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/6/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 831738821



Photograph 4. Detail of the balustraded areaway at the Himpler Residence, view northwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/6/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 831738821



Photograph 5. Main entrance to the Himpler Residence, view west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/6/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 831738821



Photograph 6. Secondary entrance at the garden-level, view northwest.



Photograph 7. Detail of the antique style letterbox affixed to the wrought iron grille of the secondary entrance, view northwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/6/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 831738821



Photographs 8, 9. Details of intricate stonework on the primary façade, including the crest bearing the homeowner's initials, view west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/6/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 831738821



Photograph 10. Streetscape of the 1100 block of Bloomfield Street with the Himpler Residence on the right, view south.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/6/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 831738821

Maps and Figures:

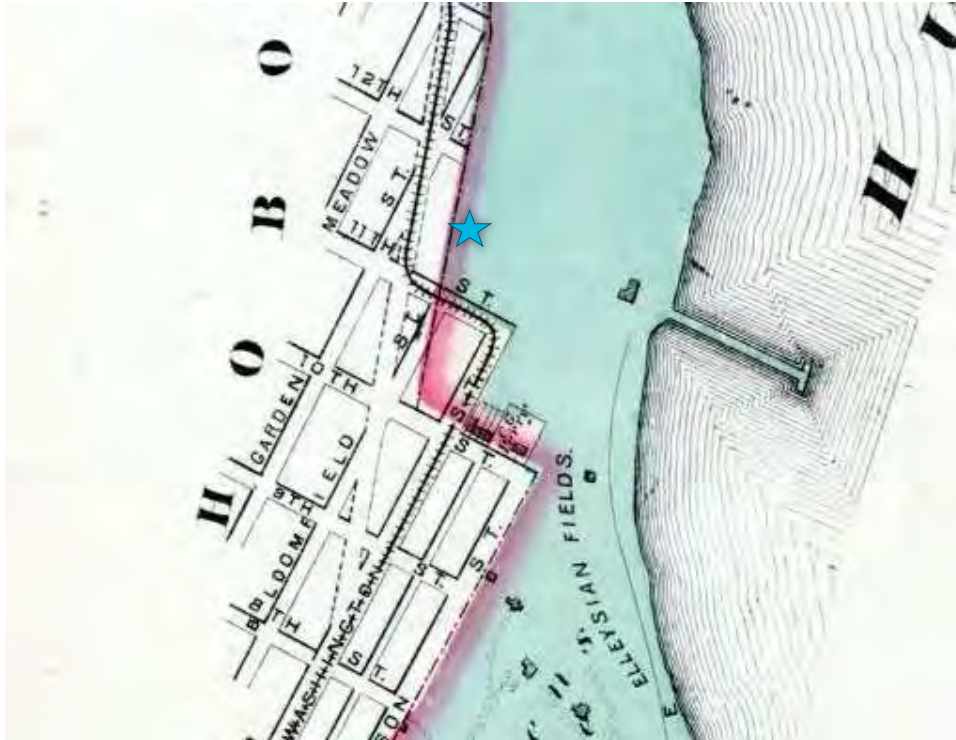


Figure 1. Approximate location of the Himpler Residence in 1873, when the Elysian Fields still covered a large portion of the northeastern edge of the City of Hoboken, as shown in G.M. Hopkins' *Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans, Weehawken* (Source: David Rumsey Historical Map Collection).

CONTINUATION SHEET

Property ID: 831738821

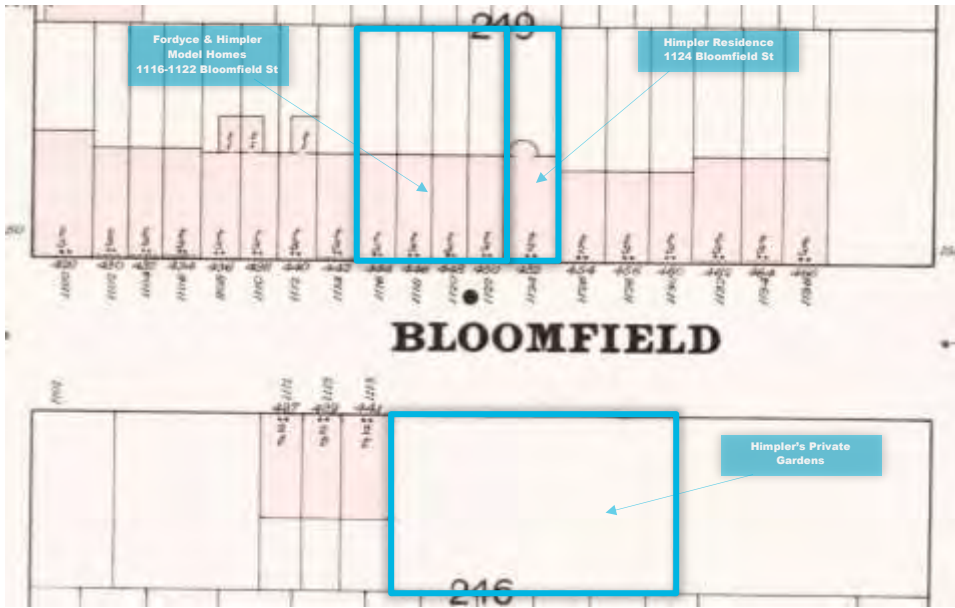


Figure 2. An annotated 1100 block of Bloomfield Street as depicted on the *Insurance Maps of Hudson County New Jersey*, Vol. 7, by the Sanborn-Perris Map Co., Sheet 11, showing the site of the Himpler Residence at 1124 Bloomfield Street as well as the location of other properties associated with Himpler (Source: Princeton University).

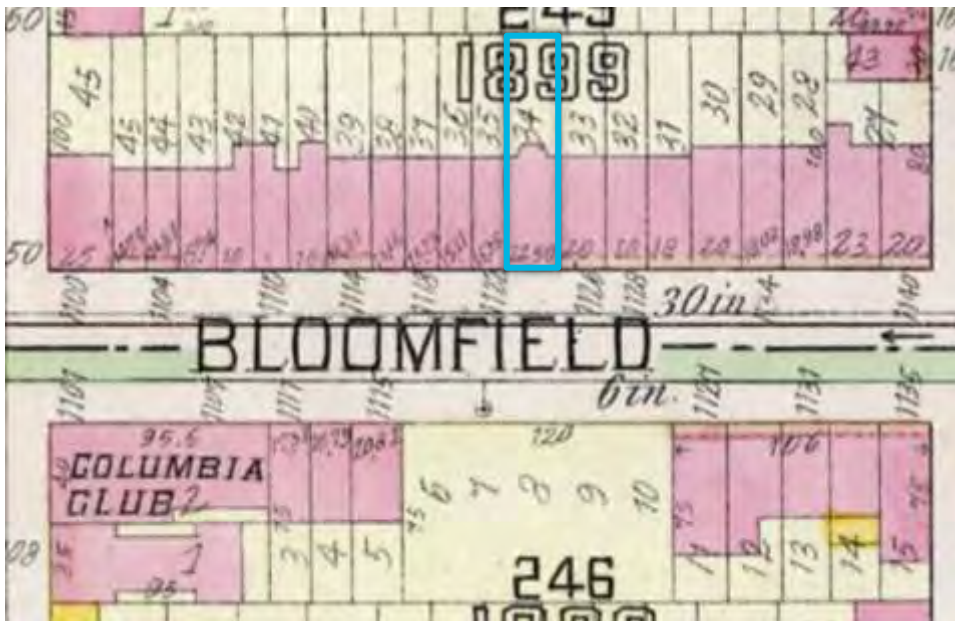


Figure 3. The Himpler residence as shown in G.M. Hopkins' *Atlas of Hudson County 1909*, Vol. 2, Plate 7 (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: 831738821

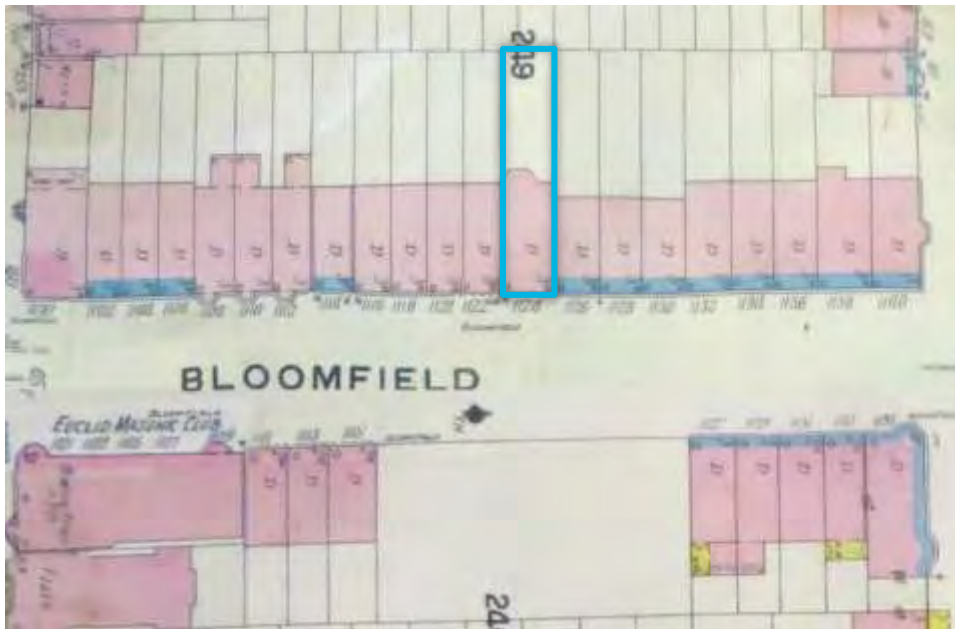


Figure 4. The Himpler residence as shown in Sanborn’s *Insurance Maps of Hudson County, New Jersey, Hoboken, Vol. 7, Sheets 48 and 21, in 1932, (revised from 1906 edition)* (Source: NJ State Library). Note the still undeveloped plot of land – Himpler’s private gardens – across from the property.

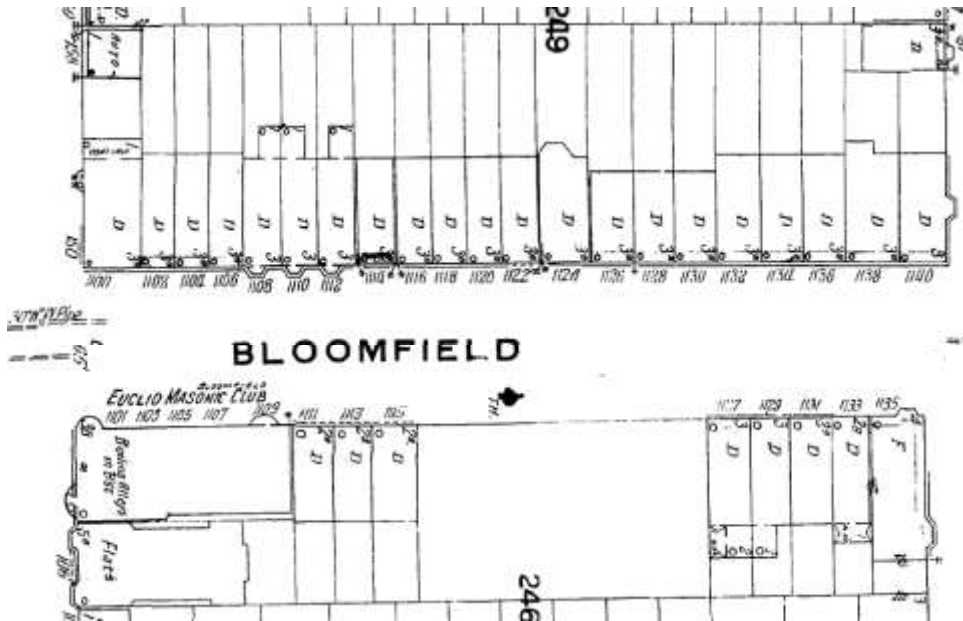


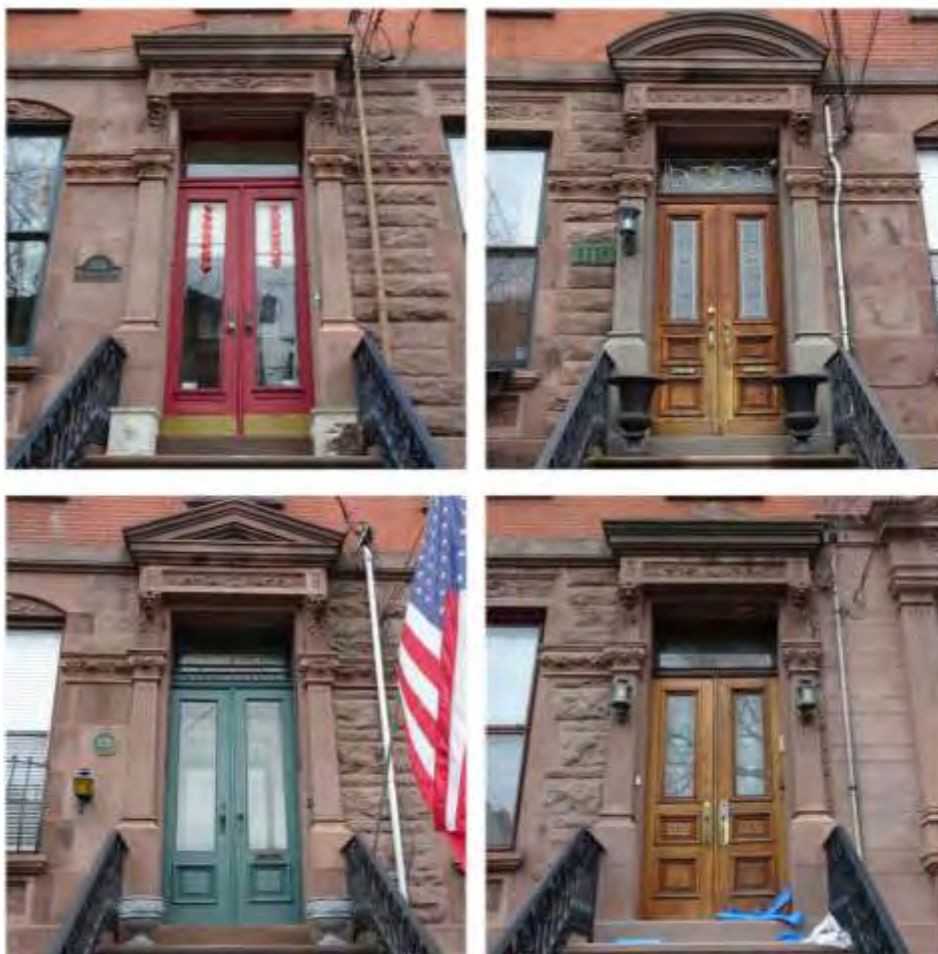
Figure 5. The reserved gardens remained undeveloped throughout the first half of the twentieth century, until the family’s unpaid taxes led to the city reclaiming the property. The land was eventually parceled off into five lots and identical free-standing homes were constructed around 1955. However, the land was still clear in 1951 at the time of Sanborn’s *Insurance Maps of Hudson County, New Jersey, Hoboken, Vol. 7, Sheets 48 and 21, (revised from 1906 edition)* (Source: NJ State Library).

CONTINUATION SHEET

Property ID: 831738821



Figure 6. Midcentury homes at 1117-1125 Bloomfield Street, constructed on the grounds of Himpler's private gardens.



Figures 7, 8, 9, 10. Various entrances Fordyce and Himpler model homes (1116-1122 Bloomfield Street), located immediately south of the Himpler Residence at 1124 Bloomfield Street.

CONTINUATION SHEET

Property ID: 831738821

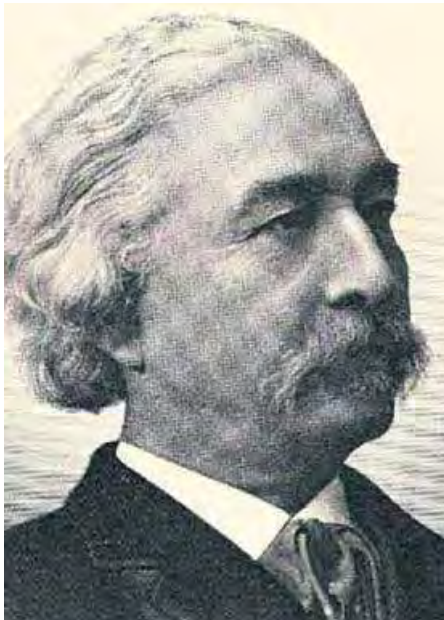


Figure 11. Born Franz Georg Himpler (1833-1916), Himpler anglicized as name to Francis George – sometimes going as “Frank” – after relocating from Germany to the United States in 1867 (Source: WikiCommons).



Figures 12, 13, 14. Sample extant Himpler commissions in Hoboken (from left): The Academy of the Sacred Heart; the Association of Exempt Firemen; and Our Lady of Grace Church.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/6/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 831738821



Figure 15. Himpler's original design expressed at the Hoboken City Hall, pictured in 1892, prior substantial alterations in 1911 (Source: Hoboken Historical Museum).



Figure 16. Crowds gather in front of the former Public School No. 4, one of Himpler's now-demolished designs.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/6/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 831738821

Location	Name	Type	Year	Status	NJ Prop ID	NR ID #	
Ger.	Wallerfangen (Vaudrevange)	Saint Katharina	Religious	1861–1863	Extant	-	
Ger.	Ensdorf	Church of Saint Marien	Religious	1863–1868	Extant	-	-
Ger.	Wallerfangen; later Mettlach	Chapel Saint Joseph	Religious	1864	Non-extant	-	-
Ger.	Neuforweiler	Church of Saint Medardus	Religious	1864–1866	Extant	-	-
Ger.	Klotten	Saint Maximin (<i>extension</i>)	Religious	1864–1868	Extant	-	-
NJ	Hoboken	Saint Mary's Hospital ¹	Institutional/ Religious	1866	Non-extant	-	-
KS	Atchinson	Saint Benedict's Abbey	Religious	1867–1908	Non-extant; NR	-	82002651
NJ	Hoboken	Academy of the Sacred Heart	Religious	1868	Extant	-1577929515	-
NJ	Hoboken	Association of Exempt Firemen Building	Institutional	1870	Extant	896585349	84002678
NJ	Hoboken	Engine Company No. 4	Institutional	1870	Extant	-1161457876	84002691
MI	Detroit	Saint Joseph's Roman Catholic Church	Religious	1870	Extant; NR	-	72000670; 91002013
Ger.	Trier-Ruwer	Saint Clement (<i>planning only</i>)	Religious	1870–1871	Extant	-	-
NY	New York	Saint Alphonso's Church	Religious	1870–1872	Non-extant	-	-
MI	Grand Rapids	Saint Mary's Catholic Church	Religious	1873	Extant	-	-
MO	St. Louis	Church of Saints Peter and Paul	Religious	1873–1875	Extant	-	-
OH	Sandusky	Saint Mary Catholic Church	Religious	1873–1880	Extant; NR	-	75001391
NJ	Hoboken	Our Lady of Grace Church	Religious	1875–1878	Extant; NR; SR; COE	-308317850	96000550
OH	Cincinnati	Church of Saint Francis de Sales	Religious	1878	Extant; NR	-	74001512
NY	Buffalo	Saint Anne's Church and Shrine	Religious	1878–1886	Extant	-	-
NJ	Hoboken	Hoboken City Hall	Civic	1883	Extant; NR; SR	1407234350	76001156
NJ	Hoboken	1124 Bloomfield Street	Residential	1886–1887	Extant	831738821	-
NJ	Hoboken	Public School No. 4 (500 block Park Ave)	Institutional	ca. 1890	Non-extant	-	-

Table 1. List of twenty-two commissions attributed to Frances G. Himpler during the course of his architectural career.

¹ While often attributed to Himpler, there is little information on an early iteration of the hospital. More research to confirm the association with this resource is recommended.

Survey Name: Hoboken City Architectural Survey 2018 Date: 3/6/2019
 Surveyor: Samantha Kuntz (surveyor, preparer)
 Organization: AECOM

CONTINUATION SHEET

Property ID: 831738821

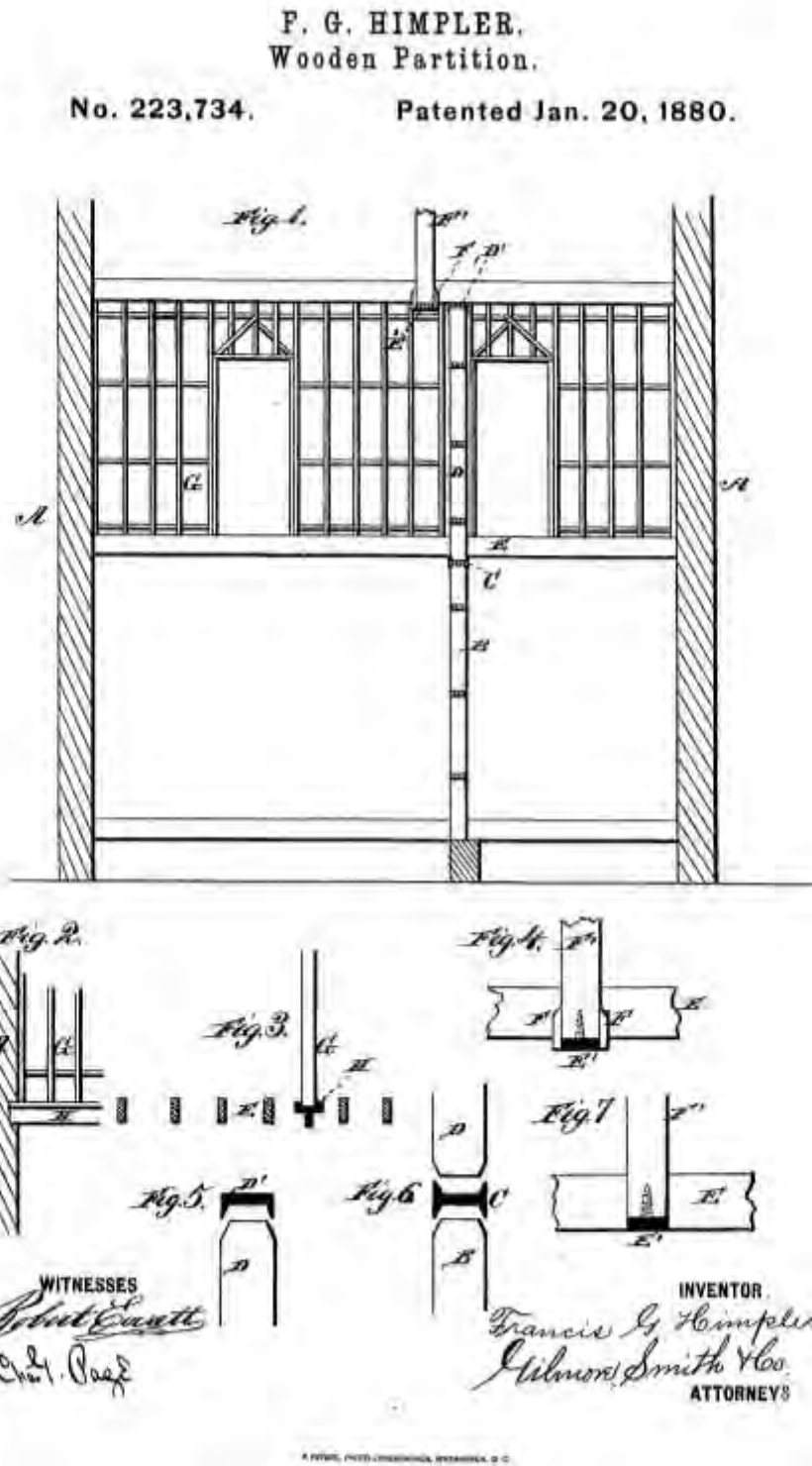


Figure 17. Rendering of the wooden partition system to avoid shrinkage as engineered by Himpler and patented in 1880 (Source: US Patent Office).

CONTINUATION SHEET

Property ID: 831738821



Figure 18. Example of Fordyce and Himpler's development work in Hoboken, seen on the east side of the 1100 block of Washington Street.



Figure 19. Fordyce and Himpler's stone work at the James A. Bailey House (1888), designed by Samuel Reed, at 10 St. Nicolas Place in New York City (Source: WikiCommons).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/6/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

PROPERTY REPORT

Property ID: **949788311**

Property Name: Norwegian Church **Ownership:** Private
Address: 1225 Willow AVE **Apartment #:** **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	174	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The former Norwegian Church at 1225 Willow Avenue (also referred to as 253 Thirteenth Street) is a one-story, one-bay, Gothic Revival-style sanctuary constructed in 1915. The primary facade and north elevation are clad in rough-faced, tan brick with rusticated granite accents; south and east elevations are clad in red brick. The building is surrounded by plantings along its primary facade and north elevation, enclosed by a modern iron fence. It features a three-story, crenelated tower at the northwest corner of the building that projects from the facade. The main entry is located at the base of the tower, and is accessed by two granite steps. It is composed of a paneled wood replacement door with a glass paneled surround, set into the original, segmentally arched opening. The main entry sits beneath a solid course lintel. Fenestration throughout is composed of replacement, metal sash windows in various styles, including Tudor-arched openings with solid course lintels, and projecting granite sills. The gabled roof is clad in standing seam metal. The building features a cantilevered rear apse constructed in 2012, with metal, polychromatic fish-scale shingles and metal sash windows; the cantilever creates a carport below. Additional exterior alterations are limited to replacement windows, doors, and roof material. No exterior flood mitigation measures are evident. (See Building Attachment)

In 1912, the Hoboken Land Improvement Company sold land at the southeast corner of the intersection of Willow Avenue and Thirteenth Street to the Norwegian Evangelical Congregational Church of the City of Hoboken for the amount of \$1. The Norwegian Church, which formed in 1890, constructed their sanctuary at the site in 1915. The building – designed by the architecture firm of Foster, Gade & Graham

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

(Primary Contact)

949788311

– is depicted in the 1932 Sanborn Fire Insurance Map as the “Norwegian Luth’n Church,” a single-story, masonry house of worship with a projecting bay on the south elevation, and a rear frame annex to the east. The church remained at the site for less than a decade; in 1949, the property was sold to the Hoboken World War Veterans Holding Corporation, which led to the building’s mid-century use as an American Legion Post. In 1994, local architect Dean Marchetto purchased the former sanctuary, and adapted the space for use as offices for his architecture firm. (See Property Eligibility Worksheet)

The former Norwegian Church is a significant reminder the Northern European cultural influence on the City of Hoboken during its formative years. The resource retains integrity through such character-defining features as the original exterior materials; steep parapet; and Tudor-arched windows. A modern rear apse addition and significant interior modifications have precluded the resources’ inclusion on the National Register of Historic Places; however, the resource maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Therefore, it is recommended that the former Norwegian Church at 1225 Willow Avenue be classified as contributing resource to the Hoboken Historic District (See Property Eligibility Worksheet).

Setting:

The former Norwegian Church at 1225 Willow Avenue/253 Thirteenth Street is sited on a rectangular, endblock parcel (Block 174 Lot 12), located on the east side of Willow Avenue in the City of Hoboken, Hudson County, New Jersey. The detached building is oriented with its primary elevation facing west. It is situated on a block in what was originally the industrial side of the city, and remained largely undeveloped until the turn of the 20th century. It bounded on its southern elevation by the Legion Park, public open space with playground facilities and a moniker that recalls the former church’s years as an American Legion Post (Photographs 11, 12).

Registration and Status Dates:

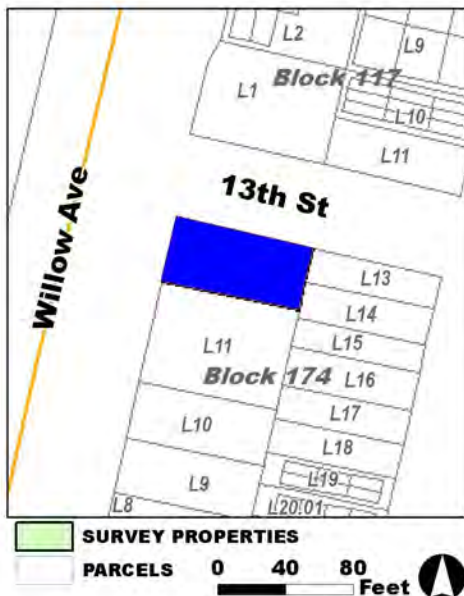
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey? Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018
Researcher: Samantha Kuntz
Organization: AECOM

(Primary Contact) **Property ID:** 949788311

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
Madsen, Deane	"Workspace: Marchetto Higgins Stieve Architects," Journal of the American Institute of Architects, August 8, 2013.	2013	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Metal Architecture	"Amazing Grace," October 29, 2012.	2012	
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
Hoboken Historical Museum	"Reference images of 2 printed photo images of a playground on Willow Avenue near Thirteenth St. from pg 5 of 2002.026.0002, Hoboken, ca. 1975."		
Hudson County	Deeds, var.		
Jersey Journal	"Hoboken sect revives old-time spirit," [City edition] June 22, 1979, 11.	1979	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Archinet	"Apse Traction"		
Gabrielan, Randall	"Hoboken History and Architecture at a Glance."	2010	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Ryazansky, Tara	"Houses of God," [Hudson Reporter Magazine] January 11, 2019.	2019	
Nationwide Environmental Title Research, LLC	Historic Aerials	2012	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	
Hudson Reporter	"Award for an apse," May 5, 2013.	2013	
Google	GoogleEarth Streetview		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
American Contractor	Vol. 34	1913	
Carroll, Rev. Charles W.	"A Foreword," The American Missionary, January 1913, 264-266.	1913	
Hoboken Historical Museum	"B+W negative contact sheet of images of Hoboken taken by John Conn"	1976	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	
Hoboken Historical Museum	"Digital image of printed b+w photo of American Legion Post 107 (Hoboken) Drum & Bugle Corp outside, Hoboken, no date, ca. 1942-46."	1942	
Hack, Charles	"Hoboken architecture firm wins acclaim for rear addition to former church," [Jersey Journal] January 30, 2013.	2013	

Survey Name: Hoboken City Architectural Survey 2018**Property ID:**

Page 3

Researcher: Samantha Kuntz (Primary Contact)**949788311****Organization:** AECOM

Nationwide
Environmental Title
Research, LLC

Historic Aerials

2011

Additional Information:

HPC LIST ID: 103

PARCEL DATA (BLDG_DESC: 1.5B-1C-BA / FAC_NAME: / YR:)

NOTES: fmr Norwegian Lutheran Church

AECOM 2019:

Alternative Address: 257 Thirteenth Street

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1	Building	0	Bridge
0	Structure	0	Landscape
0	Object	0	Industry

Historic District ?

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 1/24/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

949788311

Page 4

BUILDING ATTACHMENT

Common Name: 1225 Willow Avenue

Historic Name: Norwegian Church; Norwegian Lutheran Church; American Legion Post 107

Present Use: Office activity, non-commercial

Historic Use: Commercial, office activity - private business

ConstructionDate: **Source:** Deeds; Newspapers; Datestone

Construction Start Date: **Construction End Date:** 1913

Style: Gothic Revival Vernacular Style?

Form: Other

Physical Condition:

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Standing Seam Metal

Stories: 1

Exterior Finish Materials: Brick, Running Bond

Bays: 1

Exterior Description:

The former Norwegian Church is located at 1225 Willow Avenue, at the southeast corner of the intersection of Thirteenth Street and Willow Avenue (Photograph 1). The purpose-built religious structure is a one-story, one-bay, Gothic Revival-style, stacked hall with a front-gabled roof clad in standing seam metal. It was designed by the architecture firm of Foster, Gade & Graham, and constructed in 1915 to house a congregation formed in 1890, according to an inlaid datestone north of the main entrance (Photograph 2). The building is surrounded by plantings along its primary façade and north elevation, enclosed by a modern iron fence. Though the fenestration placement suggests multiple stories, the interior is a single open hall.

The primary façade is clad in rough-faced, tan brick with rusticated granite accents, and a three-story, crenelated tower at the northwest corner (Photograph 3). A main entry is located at the base of the tower, and accessed by two granite steps. It is composed of a replacement, wood paneled door with a glass paneled surround, set into the original, segmentally arched opening (Photograph 4). The main entry sits beneath a soldier course lintel. Fenestration throughout is composed of replacement, metal sash windows in various styles, including Tudor-arched openings with soldier course lintels and projecting granite sills, and modest, rectangular openings with either rusticated granite or soldier brick lintels.

Rough-faced brick cladding extends from the primary elevation to the north elevation. The south and east elevations are clad in red brick (Photograph 5). The rear (east) elevation is visible from Thirteenth Street, and features a modern apse annex constructed between 2011 and 2012 (Photograph 6). The addition - designed by owner/tenant Dean Marchetto of the local architecture firm Marchetto Higgins Stieve - is cantilevered over a modest carport, and composed of bent steel tubes. The exterior is clad in red, green, and blue zinc panels (Photograph 7). Additional exterior alterations are limited to replacement windows, doors, and roof material.

Interior Description:

Interior access was not available at time of survey. Based on photographs and profiles of Marchetto's award-winning apse design, the interior has been updated to function as a design studio with replacement materials throughout. The form of the former sanctuary, however, appears largely intact (Photographs 8, 9, 10).

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Use change		1995 to 1995	Deeds; Newspapers
Physical alteration		2011 to 2012	Newspapers

Architect/Designer::

Type:	Name:	Person/Firm Description:
	Gade & Graham Foster	2

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 5

Researcher: Samantha Kuntz

(Primary Contact)

949788311

Organization: AECOM

Date form completed:

1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

949788311

Page 6

ELIGIBILITY WORKSHEET - Properties

Property ID 949788311

History:

The former house of worship at 1225 Willow Avenue was built in 1913 to rehouse the Norwegian Church congregation, whose original Norwegian Presbyterian Church at 512 Willow Avenue was threatened by the rapid growth of industrial properties (namely, the American Lead and Pencil Company) at the turn of the century (Figures 1, 2). Their plight became a cautionary tale against urbanization in the city, with the American Missionary writing: "Hoboken, with its 76,000 human beings within an area of one square - a fearful density of population - has on struggling Norwegian church. Factories literally squeezed it out of its old location, and the people are heroically trying to building on a new site" (Moffat 1913:261).

After struggling against growing industrial densification in the early 20th century, the church set their sights on less developed land in the northern section of the city (Figures 3, 4). The Norwegian Church obtained a parcel of land on east side of Willow Avenue's 1200 block from the Hoboken Land and Improvement Company for a dollar on July 30, 1912 (HCDB 1124:589) (Figure 5). The church moved forward with plans for a new \$10,000 sanctuary, to be designed by New York City architecture firm Foster, Gade & Graham (The American Contractor 1913:45). The resulting Gothic Revival-style edifice was dedicated on March 20, 1913 (Jersey Journal June 22, 1979). Though maps indicate that the Norwegian Church was affiliated with the Presbyterian denomination in the late 19th century, it is subsequently identified as a Lutheran church in maps produced after its relocation (Sanborn 1981; Hopkins 1923; Gabrielan 2010:120) (Figure 6).

The Norwegian Church remained at 1225 Willow Avenue until the post-war period, during which efforts to bolster the dwindling membership base ceased (Jersey Journal June 22, 1979) (Figure 7). The building was then sold to the Hoboken World War Veterans Holding Corporation in 1949, at which point the interior was adapted for use as a hall by American Legion Post 107 (HCDB 2348:430; Gabrielan 2010:120; Madsen 2013:56) (Figure 8). The undeveloped lots to the south of the former church would later become a community playground, associated with the American Legion (Figures 9, 10). To date, the public park is known as Legion Park, recalling the American Legion's association with the site.

Use of the hall by the American Legion continued throughout the 20th century; however, by the 1970s, the exterior façade exhibited signs of wear and the loss of most original windows (Figure 11). In 1994, after 45 years of ownership, the Hoboken World War Veterans Holding Corporation sold the former church to local architect Dean Marchetto (HCDB 4772:313). Marchetto restored the façade, reopened infilled fenestration, and adapted the sanctuary into a studio for his architecture, planning, and urban design firm, Marchetto Higgins Stieve (Madsen 2013:56) (Figure 12). He further sought to adapt the space and expand eastward from the rear elevation in 2011. "This Norwegian church did not have a rear altar area, an apse, so we decided to add the missing apse which ultimately became my personal office" (Ryazansky 2019). Marchetto and a team from the Stevens Institute of Technology developed a bent steel structure clad in zinc panels to evoke a modern interpretation of historic architectural components, which was completed in 2012. The award-winning design was intended to "recall the former presence of late 19th century religious architecture in the context of 21st century design and manufacturing methodologies. Rather than building a traditional apse, [Marchetto] decided to do an abstract, modern intervention and play the idea of the old and new" (Hudson Reporter, 2013). In numerous interviews, award announcements, and project sheets, Marchetto and others glorify this design intent, overstating the significance of apses in all religious building, and erroneously attributing the congregation's founding date (1890) with the construction date of the building (1913).

Statement of Significance:

The building at 1225 Willow Avenue is a locally significant resource with clearly documented ties to both an early Scandinavian religious group and the American Legion. Yet despite these connections, the structure itself is not associated with events that have contributed to broad patterns of local or regional history, or with persons significant in the past (Criterion A and B, respectively). Despite its well-maintained Gothic Revival style, the building does not embody distinctive characteristics of a type, period, or method of construction (Criterion C). Nor is there evidence to suggest that the property may be likely to yield information important to history or prehistory (Criterion D). Furthermore, the purpose-built religious building does not meet Criteria Consideration A. As such, the former Norwegian Church is not recommended eligible for listing on the National and New Jersey Registers of Historic Places. Though the resource lacks individual significance, it does contribute to the significance of the Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017).

Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

949788311

Page 7

(Primary Contact)

The former house of worship at 1225 Willow Avenue is a notable place of gathering in the City of Hoboken, providing eight decades of religious and secular services to the community before transferring to private ownership in 1994. The building itself retains a fair amount of integrity in its location, setting, materials, and workmanship. However, interior alterations and the introduction of modern design elements - though insightful and, in abstract, respectful to the heritage of the building - impact the integrity of design and feeling, and therefore dissipates the collective integrity of association. The former Norwegian Church represents a valuable component of its surroundings, and contributes to the significance of the Hoboken Historic District. However, it does not, on its own, meet the criteria required for individual listing.

Total Number of Attachments: 1

List of Element Names: Church

Narrative Boundary Description:

The boundary of the former Norwegian Church is defined by its legal tax parcel (0905-174-12). It is bounded by Willow Avenue to the west, Thirteenth Street to the north, distinct parcels to the east (0905-174-13; 0905-174-14), and the city-owned Legion Park to the south (0905-174-11).

Date Form Completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

949788311

Page 8

CONTINUATION SHEET

Property ID: 949788311

Property Name: Former Norwegian Church

Address: 1225 Willow Avenue / 257 Thirteenth Street

Chain of Title:

1225 Willow Avenue / 257 Thirteenth Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
7/12/2007	Irene Marchetto	Norwegian Holding Co. LLC	8277:187	\$1	Transfer of convenience
2/9/2006	Dean Marchetto, trading as Norwegian Holding Company	Irene T. Marchetto	7851.12	\$10	Transfer of convenience
6/8/1995	Dean Marchetto	Dean Marchetto, trading as Norwegian Holding Company	4870:226	\$1	n/a
9/15/1994	Hoboken World War Veterans Holding Corporation	Dean Marchetto	4772:313	\$160,000	n/a
1/3/1949	Norwegian Evangelical Congregational Church of the City of Hoboken	Hoboken World War Veterans Holding Corp.	2348:430	\$13,100	n/a
7/30/1912	Hoboken Land Improvement Company	Norwegian Evangelical Congregational Church of the City of Hoboken	1124:598	\$1	n/a

Survey Name: Hoboken City Architectural Survey 2018 Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311

Photographs:



Photograph 1. View of the primary facade and side (north) elevation looking southeast from the intersection of Thirteenth Street and Willow Avenue.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Photograph 2. Detail of datestone on the façade, listing the founding date of the Norwegian Church congregation (1890) and the construction date of the edifice (1913), view southeast.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Photograph 3. View of the tower, looking southeast from the intersection of Thirteenth Street and Willow Avenue.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Photograph 4. The main entry, located within the tower at street level. View east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Photograph 5. View of the south elevation, looking north from Legion Park.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Photograph 6. North elevation and east elevation as seen from Thirteenth Street, showing the juxtaposition of the historic church and the modern apse annex. View southwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Photograph 7. Elevation of the modern apse annex affixed to the rear of the historic church, view south.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Photographs 8, 9, 10. Promotional images ca. 2012. *Top and Bottom Left:* Views of the renovated church interior. *Bottom Right:* Interior of the modern apse annex (Source: Marchetto Higgins Stieve; Archinet).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Photograph 11. The former Norwegian Church situated along the Willow Avenue streetscape, view northeast.



Photograph 12. The city-owned Legion Park, located in the parcel just south of the former Norwegian Church. View north.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311

Maps and Figures:

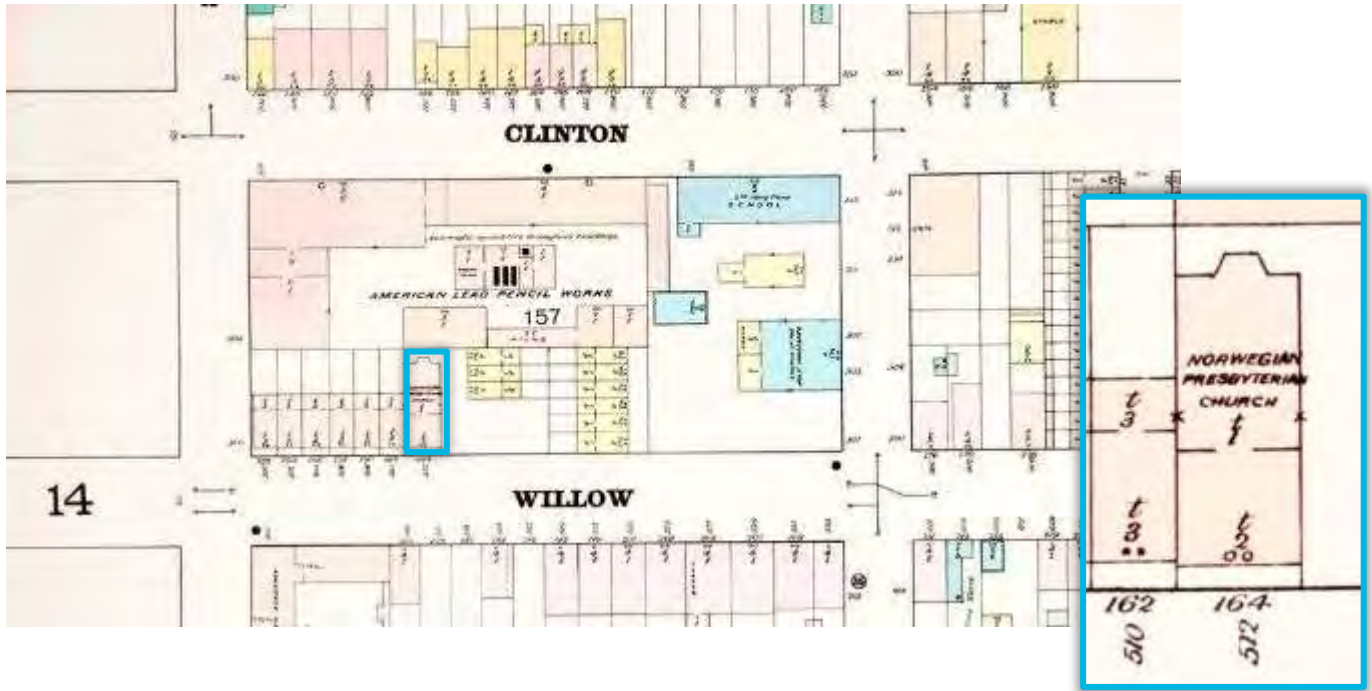


Figure 1. The 500 block of Willow Avenue showing the location of the original Norwegian Church adjacent to the American lead Pencil Company, as recorded by the *Insurance Maps of Hudson County New Jersey*, Vol. 7, by the Sanborn-Perris Map Co. in 1891, sheet 15 (Source: Princeton University).

CONTINUATION SHEET

Property ID: 949788311



BEING CROWDED OUT BY FACTORIES
The Norwegian Congregational Church at Hoboken.

Figure 2. Photograph of the original Norwegian Church at 512 Willow Avenue (Source: *The American Missionary*, 1913).

Survey Name: Hoboken City Architectural Survey 2018

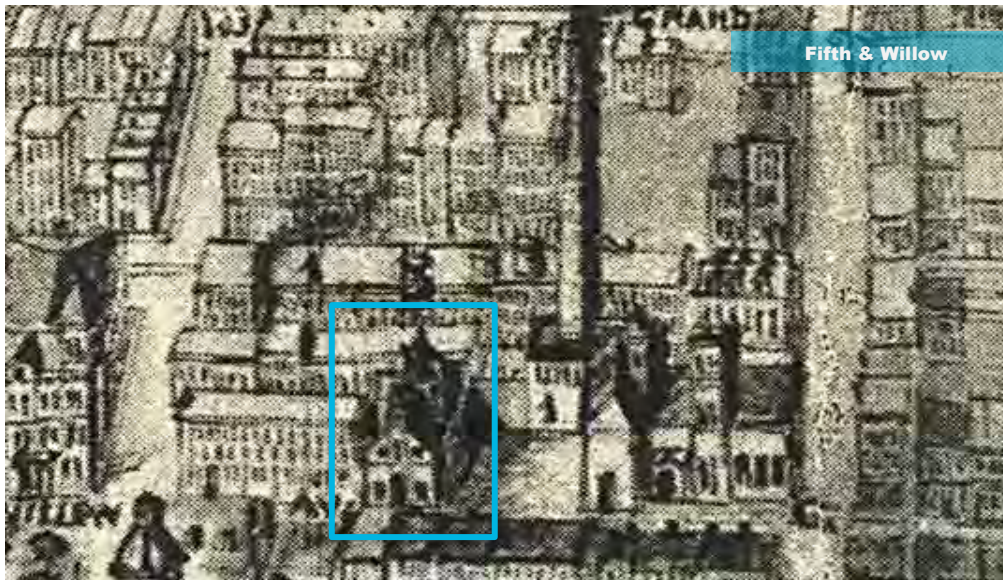
Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Figures 3, 4. Comparison views of site locations for the Norwegian Church as depicted in Hughes and Bailey's *City of Hoboken, New Jersey, 1904* bird's eye view. *Top:* Original church location at 512 Willow Avenue. *Bottom:* Undeveloped parcel at 1225 Willow Avenue (Source: Library of Congress; Historic Map Works).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311

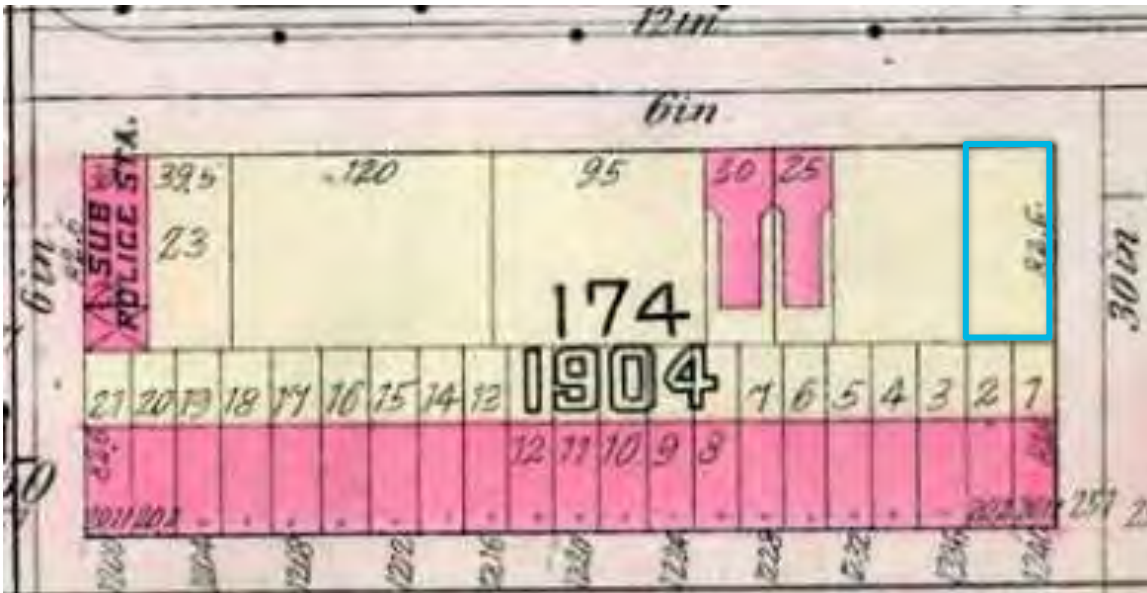


Figure 5. G.M. Hopkins' 1909 *Atlas of Hudson County 1909*, Vol. 2, Plate 8 showing the density of the 1200 block of Willow Avenue prior to the church's relocation (Source: Historic Map Works).

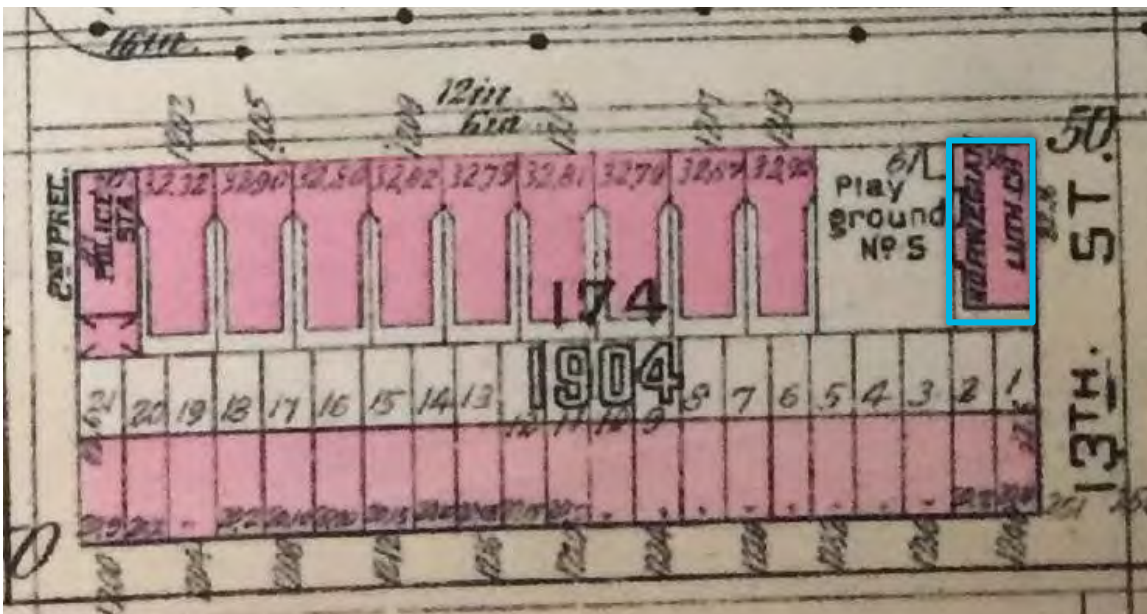


Figure 6. G.M. Hopkins' 1909 *Atlas of Hudson County 1923*, Vol. 2, Plate 8 showing the 1200 block of Willow Avenue in the years following the church's relocation (Source: Historic Map Works).

CONTINUATION SHEET

Property ID: 949788311

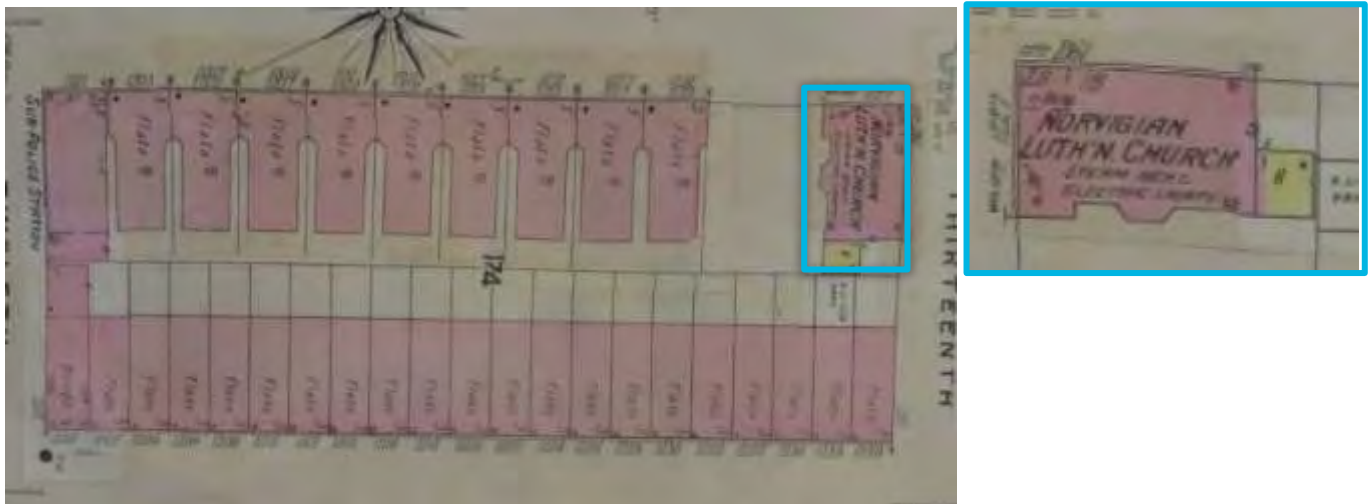


Figure 7. Sanborn's *Insurance Maps of Hudson County, New Jersey, Hoboken*, Vol. 7, Plate 48, in 1932, (revised from 1906 edition) (Source: NJ State Library).



Figure 8. American Legion's Drum and Bugle Corp posed for a photograph in front of the main entrance to the former Norwegian Church, ca. 1942-46 (Source: Hoboken Historical Museum, Jack O'Brien Collection)

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Figures 9, 10. Scenes from Legion Park ca. 1975, with the former Norwegian Church displayed in the background (Source: Hoboken Historical Museum, Hoboken Buildings & Real Estate Collection)

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Figure 11. Documentation from the 1978 *Hoboken New Jersey: A Physical and Society History, Vol. 5* (Source: NJ HPO).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 949788311



Figure 12. View of the resource during its conversion into office space at the end of the 20th century (Source: Gabrielan, *Hoboken: History & Architecture At A Glance*).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/24/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

elevations; an original ornate terracotta cornice is located above the third floor on all street-facing elevations. The window bays along the fourth floor are vertically separated by squared terracotta column details applied on a brick backing, and at the corners are vertical multi-colored ceramic-tile panels that demarcate the corner bays. Above the fourth floor there is a balustrade that accents the flat roof, with urn-shaped balusters. Alterations include replacement windows; replacement doors; the rooftop addition; removal of the cornice; and removal of terracotta columns and entablatures at the main entrance. No exterior flood mitigation measures were observed.

Development of the 400 blocks of Bloomfield and Garden Streets began as early as the 1840s at the corner near the intersection of Fourth and Bloomfield Streets. By 1860 the block saw more development, primarily concentrated closer to Fifth Street, and by 1870 almost the entire block had been developed. The buildings closer to Fifth Street were primarily three and four-story masonry dwellings and mixed-use buildings, and the buildings closer to Fourth Street and near the middle of the block were primarily two and three-story wood-framed dwellings and mixed-use buildings. A. J. Demarest High School was constructed in 1911 and designed by architect John T. Rowland Jr. Historic images show an original three-story building. The fourth-story addition was constructed in 1916, designed by the firm of Fagan & Briscoe. Historic images show that at the main entrance there had been a terracotta entablature that extended beyond the surface of the facade which was supported by four large, rounded, terracotta columns. This feature was removed from the school after 1964. A dentiled cornice that was located below the balustrade above the roofline was removed in the early 2000s.

150-164 Fourth Street retains architectural integrity as an institutional building, and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; original transom panels; terracotta details; yellow brick; brick piers and terracotta columns; tile motifs; and rooftop balustrade. This school is a highly intact and grand institutional building. Therefore, it is recommended that the A. J. Demarest High School at 150-164 Fourth Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

A. J. Demarest Jr. High is sited on a half-block parcel (Block 191 Lot 1), located on the north side of Fourth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The character of the area where the school is sited has not been altered much since the construction of the school. The school building dominates the location with its large size, set between smaller rowhomes and a park.

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1077893634

Page 2

(Primary Contact)

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Researcher: Kaitlin Pluskota
Organization: AECOM

(Primary Contact) **Property ID:** -1077893634

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hoboken Historical Museum	"B+W photo of Demarest High School main entrance, Garden St. between 4th & 5th Sts., Hoboken, Oct. 19, 1933."	1933	
Hoboken Historical Museum	"Postcard: High School, Hoboken, N.J. No date, circa 1911-1925; unposted."	1911	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Brewer, Orville	"Brewer's Directory of School Superintendents and Normal Principals."	1907	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hoboken Public Library	Vertical File Archives: Hoboken Schools.		
Hoboken Historical Museum		1914	
Bachmann, John	Birds Eye View of Hoboken	1860	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
American Contractor	The American Contractor, Volume 37	1916	
Hoboken Historical Museum	Hoboken Historical Museum, "B+W photo of the Garden St. entrance of A.J. Demarest HighSchool, Hoboken, no date, ca. 1950-51."	1950	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hoboken Historical Museum	"Hoboken High School."		
Hoboken Historical Museum	"Demarest High School."		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 143

PARCEL DATA (BLDG_DESC: 4B-DEMAREST SCH / FAC_NAME: SCHOOL / YR:)

NOTES: A. J. Demarest Jr. High - 158 4th Street

AECOM 2019:

Alternative address(es): 400-414 Bloomfield Street; 150-164 Fourth Street; 158 Fourth Street

More Research Needed? (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Attachments Included:** 1 Building 0 Bridge**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**

Page 4

 (Primary Contact)**-1077893634**

- 0 Structure
- 0 Object
- 0 Landscape
- 0 Industry

Historic District ?

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

(Primary Contact)

Property ID:

-1077893634

Page 5

BUILDING ATTACHMENT

Common Name: A. J. Demarest Middle School

Historic Name: Hoboken High School/A. J. Demarest High School

Present Use: Institutional, educational

Historic Use: Institutional, educational

ConstructionDate: **Source:**

Construction Start Date: 1910 **Construction End Date:** 1911

Style: Other Vernacular Style?

Form: Other **Physical Condition:** Unknown

Type: **Remaining Historic Fabric:** Medium

Roof Finish Materials: Rolled Asphalt **Stories:** 4

Exterior Finish Materials: Brick, Unspecified **Bays:** 11

Exterior Description:

The building at 150-164 Fourth Street is a four-story, eleven-bay school constructed in 1911. The original Classical Revival-style building was three stories in height, and a fourth story Art Deco-style rooftop addition was constructed in 1916 (Photograph 1). The yellow brick building has a scored concrete foundation and spans the block between Bloomfield Street and Garden Street; the main entry to the school is located at the middle of the primary (west) elevation facing Garden Street. The main entry is composed of three pairs of replacement wood doors, with original metal transom panels above, set within original openings, fronted by a set of concrete steps (Photograph 2). Each opening features a stylized terracotta keystone set within a shared terracotta surround. There is another entry located on the south elevation (Photograph 4). This entry is composed of a pair of replacement wood doors and original metal transom panel set within an original opening with a keystone detail, fronted by a set of concrete stairs. A third entry is located on the east elevation (Photograph 6). This entry is composed of a pair of replacement steel doors with steel paneling infill above, set within an original opening with a terracotta surround, fronted by a set of concrete stairs. Fenestration on all elevations consists of groups of two-over-two replacement aluminum-sash windows set with large bays of regularly-spaced original openings. Window bays at the first floor are vertically separated by brick pillars and feature shared terracotta lintels and sills. The nine window bays at the second and third floor of the facade are separated by rounded, fluted, terracotta columns and the window bays at the corners of these floors are vertically separated by brick columns with terracotta capital and base column details; the remainder of the window bays at these floors are vertically separated by brick pillars (Photographs 3&5). Between each set of these windows is a terracotta panel detail, set right above the second floor. There is a terracotta Greek key band that travels above the first floor on all street-facing elevations, and an original ornate terracotta cornice is located above the third floor on all street-facing elevations (Photograph 8). The window bays along the fourth floor are vertically separated by squared terracotta column details applied on a brick backing, and at the corners there are vertical multi-colored ceramic-tile panels that demarcate the corner bays (Photograph 7). Above the fourth floor there is a balustrade that accents the flat roof, with urn-shaped balustrades. Alterations include replacement windows; replacement doors; the rooftop addition; removal of the cornice; and removal of terracotta columns and entablatures at the main entrance.

Interior Description:

Interior access was not available at the time of survey.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1916 to	Books

Architect/Designer::

Type:	Name:	Person/Firm Description:
Architect	Fagan & Briscoe	Architectural firm
Architect	John T. Rowland	Architect

Survey Name: Hoboken City Architectural Survey 2018

Property ID: -1077893634 Page 6

Researcher: Kaitlin Pluskota (Primary Contact)

Organization: AECOM

Date form completed:

2/28/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

(Primary Contact)

Property ID:

-1077893634

Page 7

ELIGIBILITY WORKSHEET - Properties

Property ID -1077893634

History:

Prior to the construction of the school at Garden at Fourth Streets the city's high school was located at the Martha Institute at Sixth and Garden Streets. The cornerstone for the new high school was laid in 1910 at the corner of the building nearest the intersection of Garden Street and Fourth Street. Construction of the school was completed in 1911, followed by a dedication ceremony for the new Hoboken High School on October 11, 1911 (HHMn.d.b). Prior to the construction of the Hoboken High School, a number of two and three-story wood-framed dwellings and mixed-use buildings were located on the half-block where the school was to be built. These buildings appear on a 1909 atlas, indicating that they were demolished just before work for the new school began (Hopkins 1909) (Figure 1).

The original building, a three-story Classical Revival-style structure, was designed by Architect John T. Rowland Jr. Rowland was an 1893 graduate of Cornell University, and was most well-known for his public building designs (Figure 5). A large portion of his work was done for Jersey City, where he designed twenty-five public and private school buildings. In 1916 a fourth-story addition, designed by the firm of Fagan & Briscoe, was constructed on top of the current high school (Figure 6). The addition provided space for ten additional classrooms and cost approximately \$100,000 to complete. Fagan & Briscoe designed several other buildings in Hoboken, including the NRHP-listed Engine Company No. 3 building located at the corner of Second and Jefferson Streets (American Contractor 1916).

In the mid-1920s Hoboken High School was renamed the A. J. Demarest High School in honor of Hoboken's first Superintendent of Schools; in addition Demarest was a teacher for twenty-nine years and a principal in Hoboken for twenty-three years. Demarest was remembered for being a progressive leader whose leadership resulted in the Hoboken school district becoming one of the leading in the state. Demarest was a New Jersey-native, born in River Edge in 1858; he died in 1921 and the school was renamed for him a couple of years later (Orville 1907). This change likely came after 1923, when the school was noted as "Hoboken High School" in a city atlas (Hopkins 1923) (Figure 2). In his will E. A. Stevens left two of his privately-run schools to the city with the provision that they be used for public education. These schools, which became Public Schools No. 1 & 2, were constructed in 1858 and 1862, respectively. The first public school building constructed by the city was Public School No. 3, which was built on Adams Street, between Second and Third Streets, and opened in 1871. Between 1871 and 1911, when the high school was opened, five additional public schools were constructed for the City of Hoboken (Hoboken Public Library [HPL]). The Hoboken public schools built around the early 1900s, such as the subject property, featured similar elements such as fireproof construction, reinforced concrete structures, and brick and terracotta exteriors (Figures 3 & 4).

For most of the early to mid-1900s A. J. Demarest High School was the only public high school in Hoboken. The grand building experienced few exterior changes in these years, as can be seen in a number of photographs captured of the building (Figures 7-9). In 1962 a new high school (Hoboken High School) was constructed, which occupies the block between Eighth, Ninth, Clinton and Grand Streets. Upon completion of the new high school, A. J. Demarest High School was designated the junior high school (HHM n.d.c). The school remained in use as a public junior high school for a little over three decades. Beginning in 1998 the school shifted from housing the public middle school to housing the Hoboken Charter School, the result of a state-wide effort to create more charter schools; sixteen were opened in New Jersey between 1997 and 1998. The philosophy for the charter school was that there would be more opportunity for the staff, students, and parents to communicate and create a curriculum that worked for everyone. The school remained a charter school until the early 2000s. It was unused for a period, and then utilized as the A. J. Demarest Middle School, which is its current title (HPL).

Statement of Significance:

The building at 150-164 Fourth Street does not meet the level of significance necessary for individual listing on the National or New Jersey Registers of Historic Places. Field investigations and background research have yielded no indication that the property is associated with events that have contributed to broad patterns of local or regional history (Criterion A); that the property is associated with persons significant in the past (Criterion B); that the property embodies distinctive architectural characteristics (Criterion C); or that the property is likely to yield important information about history or prehistory (Criterion D). Though the resource lacks individual significance, it does contribute to the significance of the Hoboken Historic District.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1077893634

Page 8

(Primary Contact)

Despite the retained architectural details throughout the building, and historic form and massing that dominates the surrounding blocks, A. J. Demarest High School does not convey a substantial amount of historic significance. The building retains all aspects of integrity including location, setting, design, workmanship, feeling, and association. However, the building is not an exceptional example of its style, due to several removed original features, nor is it a unique building type in the city. In addition, though the building was renamed for a significant local figure A. J. Demarest, no evidence has been found that directly associates the building with any prominent figures, events, trends, or businesses in Hoboken. While the building remains as a fairly well-preserved school building, it does not appear to possess sufficient significance otherwise. Therefore, 150-164 Fourth Street is not recommended as individually eligible for listing on the National or State Registers.

Total Number of Attachments: 1

List of Element Names: School

Narrative Boundary Description:

The boundary of 150-164 Fourth Street is defined by its legal tax parcel (0905-191-1). It is bounded by Bloomfield Street to the east, Fourth Street to the south, Garden Street to the West, and distinct parcels to the north (0905-191-2; 0905-121-8.03; & 0905-121-12).

Date Form Completed: 3/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

(Primary Contact)

Property ID:

-1077893634

Page 9

CONTINUATION SHEET

Property ID: -1077893634

Property Name: A.J. Demarest High School

Address: 150-164 Fourth Street

Photographs:



Photograph 1. Overview view of the school from the corner of Garden Street and Fourth Street, view northeast.

Survey Name: Hoboken City Architectural Survey 2018 Date: 2/28/2019
Surveyor: Courtney Clark (surveyor), Kaitlin Pluskota (preparer)
Organization: AECOM

CONTINUATION SHEET

Property ID: -1077893634



Photograph 2. Looking at the façade of the school along Garden Street, east.



Photograph 3. Looking at the south and east elevations of the school building, view northwest.

Survey Name: Hoboken City Architectural Survey 2018 Date: 2/28/2019
Surveyor: Courtney Clark (surveyor), Kaitlin Pluskota (preparer)
Organization: AECOM

CONTINUATION SHEET

Property ID: -1077893634



Photograph 4. Looking at the entrance on the south elevation of the building, view north.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/28/2019

Surveyor: Courtney Clark (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1077893634



Photograph 5. Looking at the east and north elevations of the building, view southwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/28/2019

Surveyor: Courtney Clark (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1077893634



Photograph 6. Looking at the entrance on the east elevation of the building, view west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/28/2019

Surveyor: Courtney Clark (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1077893634



Photograph 7. Detail view of the fourth floor, view northwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/28/2019

Surveyor: Courtney Clark (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1077893634



Photograph 8. Detail view of the basement level and first floor of the building, view southwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/28/2019

Surveyor: Courtney Clark (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1077893634

Maps and Figures:

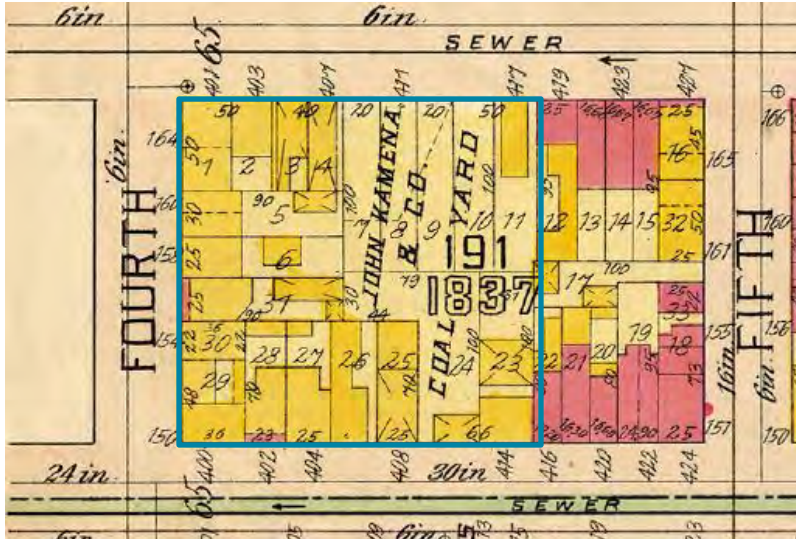


Figure 1. The future location of A. J. Demarest High School, two years before construction, as shown on G.M. Hopkins' *Atlas of Hudson County 1909*, Vol. 2, Plate 3.

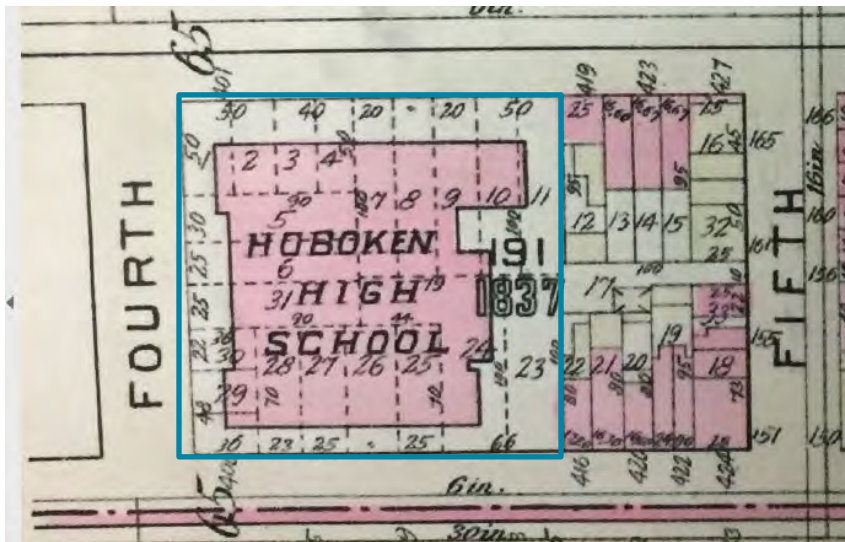


Figure 2. The first appearance of A. J. Demarest High School after construction, located along Fourth Street between Garden and Bloomfield Streets, as shown on G.M. Hopkins' *1923 Atlas of Hudson County, New Jersey*, Vol. 2, Plate 3.

CONTINUATION SHEET

Property ID: -1077893634



Figure 3. The location of A. J. Demarest High School, located along Fourth Street between Garden and Bloomfield Streets, on Sanborn's 1932 *Insurance Maps of Hudson County, New Jersey, Hoboken, Vol. 7, Sheet 30* (revised from 1906 edition) (Source: NJ State Archives).

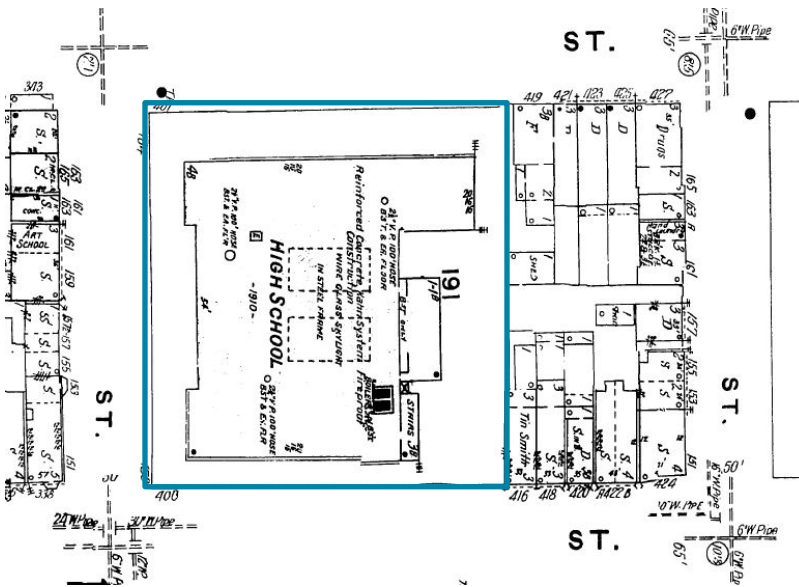


Figure 4. The location of A. J. Demarest High School, located along Fourth Street between Garden and Bloomfield Streets, on Sanborn's 1938 *Insurance Maps of Hudson County, New Jersey, Hoboken, Vol. 7, Sheet 30* (revised from 1906 edition) (Source: NJ State Archives).

CONTINUATION SHEET

Property ID: -1077893634



Figure 5. Postcard image of the original high school from 1914, note that the building is only three stories high (Source: Hoboken Historical Museum).



Figure 6. Postcard image of the school building after the fourth floor addition was constructed (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: -1077893634



Figure 7. Detail image of the main entrance to the school ca. 1933 (Source: Hoboken Historical Museum).



Figure 8. Detail image of the main entrance to the school ca. 1950 (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/28/2019

Surveyor: Courtney Clark (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1077893634



Figure 9. Image of the graduating class of 1956 in front of the main entrance of the school shows the original columns and entablature that have been removed. Photograph also shows transom panels that are still present above these doorways (Source: Hoboken Historical Museum).

PROPERTY REPORT

Property ID: **-1142341343**

Property Name: Santa Febronia **Ownership:**
Address: 557 5th ST **Apartment #:** **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	58	13

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

Santa Febronia at 557 Fifth Street is a one-story, three-bay, vernacular frame chapel constructed ca. 1900. The primary façade is clad in an array of concrete parging, stone veneer, wooden fish-scale shingles, and vinyl siding; the east elevation is clad in vinyl siding; and the west elevation is clad in asphalt shingles. It is fronted by a wrought iron areaway fence, a steep stone veneer and concrete stoop, and wrought iron railings. The main entrance is composed of a double-leaf door with diagonally-oriented wooden planks set within a wood jamb; each leaf of the main entry contains a small, pointed arch, stained glass window with inward facing doves. A secondary, garden-level entry is located on the east side of the primary façade, below street-level. Fenestration includes one-over-one, replacement windows set within original openings flanking the main entry, and three multi-colored and multi-paned, pointed arch windows with wooden muntins above each bay. The gable-end of the sanctuary also includes a small circular window that maintains the aesthetics of the pointed arch windows below. The roof is accented by a modest wooden cornice with non-traditional eave returns, and is clad in asphalt shingles; it is accented by a centrally-located, square cupola with wood vents and an asphalt-shingled, pyramidal roof, upon which sits a wooden cross with a halo. Alterations include replacement exterior materials; modifications to the front stoop; and replacement windows. No exterior flood mitigation measures are evident. (See Building Attachment)

The chapel of SantaFebronia first appears on historic maps in the 20th century, identified as St. Michael's Chapel in Hopkin's 1909 and 1923 Atlas's of Hudson County. The resource served as a satellite house of worship for larger Catholic parishes in the city until the 1922,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1142341343

Page 1

(Primary Contact)

when a group of congregants associated with St. Ann's parish established Società di Mutuo Soccorso Santa Febronia Patti e Circondario – Society of Santa Febronia – to honor the patron saint of their shared hometown of Patti in Northern Sicily, Febronia. In 1928, the Society officially established ownership of the chapel. Throughout the 20th century, the small frame chapel served as a hub of neighborhood-based, religious celebration, hosting an annual procession and feast to honor Saint Febronia and also the Madonna of Tindari or the Black Madonna, a highly significant figure of the religious community in Patti. The building remains in use and under the ownership of the Society of Santa Febronia; however, it is rarely open except for a few times each year. (See Property Eligibility Worksheet)

Santa Febronia is a significant resource which conveys the nuances of ethnic and religious immigrant communities in the City of Hoboken in the late 18th and early 19th centuries. It is an acknowledged resource, locally designated on August 12, 2012, and it is identified as key contributing to the Hoboken Historic District. Given the integrity of the frame chapel and its character-defining features, as well as its significance to the sociocultural history of the City of Hoboken, it is recommended that Santa Febronia at 557 Fifth Street retain classification as a key contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

Santa Febronia is sited on a rectangular, mid-block parcel (Block 58 Lot 13), located on the south side of 5th Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The 500 block of Fifth Street on which the detached chapel is located is primarily characterized by residential properties constructed during the early 20th century (Photograph 6).

Registration and Status Dates:

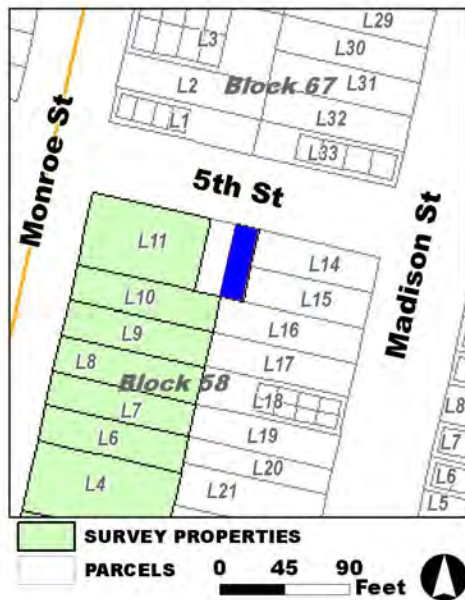
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation: 8/15/2012
Other Designation:
Other Designation Date:

- Eligibility Worksheet included in present survey?
- Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hoboken Historical Museum	"B+W digital print of photo of procession Black Madonna outside St. Francis Church, Hoboken, September 1948 or 1949."	1948	
Ruggeri, Francesco	Sicilian Visitors Volume 2 - Culture	2018	

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 2

Surveyor: Melanie Fuechsel

(Primary Contact)

-1142341343

Organization: AECOM

Rocco		
Jersey Journal	"Italians Honor Saint Febronia," July 29, 1935.	1935
Nash, Margo	"ON THE MAP; Retaining Devotion to a Saint and her Private Chapel," [New York Times] August 27, 2000.	2000
Jersey Journal	"Italian Society Fights for Costly Ornaments of Saint's Statue," August 13, 1927.	1927
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932
Jersey Journal	"Hoboken Italians Observe Feast Day," August 4, 1947.	1947
Hoboken Historical Museum	"Sepia-tone photo of the exterior of Santa Febronia Society during a pageant with large assembly of people, Hoboken, no date, ca. 1940-50."	1950
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909
Santora, Rev. Alexander	"Faith Matters: Hoboken's United Synagogue celebrates 100th anniversary," [Jersey Journal] May 21, 2015.	2015
Hudson County	Deeds, var.	
Winerip, Michael	"OUR TOWNS; Feast Fireworks: Yuppies Take On The Old-Timers," [New York Times] March 6, 1987.	1987

Additional Information:

HPC LIST ID: 88

PARCEL DATA (BLDG_DESC: 2F-CHAPEL / FAC_NAME: CHAPEL / YR:)

NOTES:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Hoboken Historic District Boundary Increase

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 2/20/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 3

(Primary Contact)

-1142341343

BUILDING ATTACHMENT

Common Name: Santa Febronia Chapel; Society DM Santa Febronia

Historic Name: St. Michael's Chapel

Present Use: Institutional, religious assembly

Historic Use: Institutional, religious assembly

ConstructionDate: 1900

Source:

**Construction
Start Date:**

**Construction
End Date:**

Style: Gothic Revival

Vernacular Style?

Form: Other

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Unknown

Stories: 1

Exterior Finish Materials: Wood, Shaped Shingles

Bays: 3

Exterior Description:

Located at 557 Fifth Street between Madison and Monroe Streets, Santa Febronia is a one-story, three-bay, vernacular frame chapel constructed ca. 1900 (Photograph 1). The front-gabled, diminutive building is a mélange of materials, with the primary façade alone featuring - from the ground up - concrete parging, stone veneer, wooden fish-scale shingles, and vinyl siding. The east elevation is clad in vinyl siding, and the west elevation is clad in asphalt shingles (Photograph 2). It is fronted by a wrought iron areaway fence, a steep stone veneer and concrete stoop, and wrought iron railings (Photograph 3). The main entrance is composed of a double-leaf door with diagonally-oriented wood planks, set within a wooden jamb (Photograph 4). Each leaf of the main entry contains a small, pointed arch, stained glass window with inward facing doves. The entry sits beneath a large, multi-colored and multi-paned, pointed arch window with wooden muntins. The entry is flanked by narrow, one-over-one, replacement windows set within original openings; the windows sit beneath multi-colored and multi-paned, pointed arch windows that match the fenestration over the main entry. A secondary, garden-level entry is located on the east side of the primary façade, below street-level.

The gable-end of the sanctuary includes a small circular window that maintains the aesthetics of the pointed arch windows below. It sits beneath a modest wooden cornice with non-traditional eave returns. The roof, clad in asphalt shingles, is accented by a centrally-located, square cupola with wood vents and an asphalt-shingled, pyramidal roof. The cupola serves as a base for a wooden cross with a halo.

While the form has not been altered since construction in the early-20th century, Santa Febronia's exterior has been modified over the years, particularly noticeable in the variety of cladding materials. The earliest known photograph of the chapel was taken in mid-century, and shows the chapel clad entirely in stone veneer – different from even the small portion of stone veneer seen today (ref. Figure 5). Another noticeable alteration from the time of this photograph is the stoop, which is flanked by substantial brick cheek walls that are not evident today. Finally, the historic image shows infilled fenestration above the main entry, suggesting that the current multi-colored and multi-paned window (and the matching fenestration across the façade) may be later additions to original openings.

Interior Description:

Interior access was not available at time of survey. However, images of the chapel's interior, publically available online, depict a small, wood-paneled nave flanked by pews leading to a modest arched chancel (diNapolia 2014) (Photograph 5).

Alteration Dates:

Architect/Designer::

Date form completed: 2/19/2019

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 4

Surveyor: Melanie Fuechsel

(Primary Contact)

-1142341343

Organization: AECOM

ELIGIBILITY WORKSHEET - Properties

Property ID -1142341343

History:

The small frame building at 557 Fifth Street was built around 1900 as a Roman Catholic chapel on a densely developed, residential block of Fifth Street between Madison Street and Monroe Street (Figure 1). Now known as the Chapel of Santa Febronia, the resource has long functioned as a community asset and a critical component of placemaking for the Sicilian immigrant community. It is a rare example of a private Roman Catholic chapel that endured beyond World War II; an uncommon building typology, both for its detached frame form and for its religious use in the City of Hoboken. It is also one of the few resources in the City of Hoboken that reflects the ethnic heritage of the Sicilian community as it assimilated into the daily life of Hoboken during the 20th century.

The land on which the chapel now sits originally belonged to the larger John G. Coster estate, and was purchased by the Buckley family in late 19th century (HCDB 544:299). In 1893, Lawrence C. Buckley sold his lot to Italian immigrants Nicola and Maria D'Amelio (also recorded as Damelio). The D'Amelio family retained ownership of the land until Maria's death around 1926; however, during the period of their ownership, the property appears on historic maps well before that time as St. Michael's Chapel (HCDB 1588:493; Hopkins 1909; Hopkins 1923) (Figures 2, 3). St. Michael's Chapel, the predecessor to Santa Febronia and, by all accounts, the same building, was a privately owned chapel associated with a larger Catholic parish primarily focused on the Italian immigrant community in Hoboken - either St. Anne Catholic Church or St. Francis Church, depending on the account (Santora 2013; Nash 2000; Jersey Journal, July 29, 1935). Based on the timing of their ownership, the appearance of the chapel in the early 20th century, and a note in a 1926 deed guaranteeing rights of the tenants, it is conceivable that the D'Amelio family allowed for a chapel serving the local immigrant community to be constructed on their land (HCDB 1588:493).

Despite conflicting reports of its original parent congregation, the story of Santa Febronia's origin leads back to the town of Patti in northern Sicily. Upon coming to America, former residents of Patti reportedly felt adrift in Hoboken, therefore the community erected a chapel "around which they formed a society that would help the immigrants assimilate" (Santora 2013; Nash 2000). In 1922, the Società di Mutuo Soccorso Santa Febronia Patti e Circondario (also known as the Society of Santa Febronia) was formally established to take over operation of the private chapel at 557 Fifth Street. Some accounts suggest that the Society itself was responsible for the construction of the chapel; however, physical evidence and background research suggest that the extant chapel predates the formation of the Society - even though it appears to have held a similar, if not formally established, mission (Sciorra 2009). However, the St. Michael's name remains attached to the building on historic maps well after the formation of the Society, and after the Society formally purchased the parcel in 1928 (Sanborn 1932; Sanborn 1938; HCDB 1675:332) (Figures 3, 4).

The chapel, described as "crammed with colourful statues," has traditionally honored two distinct figures in Catholic history associated with the hometown of its original congregants: Saint Febronia and Madonna of Tindari (Santora 2013). The namesake Saint Febronia, a third-century martyr, is the patron saint of Patti. The chapel houses a statue of the saint, acquired from Italy by the Society of Santa Febronia in the early 20th century (Jersey Journal July 29, 1935). Madonna of Tindari, also known as the Black Madonna, is a legendary focal point of the Catholic faith for residents and descendants of Patti. It is believed that a statue of the Black Madonna bearing the inscription "I am black, but beautiful" was smuggled out of Constantinople in 800 C.E. and was found by fisherman adrift near Tindari on the northern coast of Sicily (Ruggeri 2018:92-93). This statue was rescued by the community and incorporated into local customs, and today is housed within the mid-century Basilica of the Madonna of Tindari. A replica of Madonna of Tindari came to Hoboken in the early 20th century by way of New York City, and found a home at the Sicilian chapel (Ruggeri 2018:93).

Throughout the 20th century, Santa Febronia was a fixture of the Sicilian community in Hoboken, known for its elaborate annual procession and feast honoring Saint Febronia and Madonna of Tindari, usually held around the end of the summer (Figures 5, 6). During the city's rapid gentrification in the 1980s, the plethora of Italian community feasts including the Feast of Santa Febronia - often accompanied by large displays of fireworks - were a point of contention pitting longstanding residents and their sociocultural and religious values against the influx of new neighbors (Winerip 1987; Jersey Journal August 4, 1947). This cultural clash, provoked by rapid changes in the urban community at the end of the 20th century, preceded a scaling down of Italian religious festivals in the City of Hoboken. The Society of Santa Febronia no longer hosts the annual procession, not due to local conflict, but largely because the celebration would be unattainable under the climate of an aging congregation and "dwindling membership" (Sciorra 2009). Today, the Chapel of Santa Febronia is maintained by the Society of Santa Febronia but remains closed for most of the year, opening only periodically for special services.

Statement of Significance:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1142341343

Page 5

(Primary Contact)

Santa Febronia a locally-designated resource (8/12/2012), and a key-contributing resource to the National Register-eligible Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017). Field investigation and background research have further determined that Santa Febronia is significant under Criterion A for Ethnic Heritage due to its expression of traditional cultural values transplanted by Sicilian immigrants to their new community in the City of Hoboken. It is additionally significant under Criterion C for Architecture as a rare, vernacular, frame typology. As such, Santa Febronia is recommended eligible for listing on the New Jersey and National Registers of Historic Places with a period of significance from 1900 to 1970, spanning its initial construction through the Society of Santa Febronia's most active years within the community.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D
Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Santa Febronia is eligible for listing on the New Jersey and National Registers of Historic Places under Criterion A as a significant representation of the Sicilian immigrant community in the late 19th and early 20th centuries. It expresses the efforts of foreign-born residents to support the processes of assimilation by maintaining ties to the ethnic heritage of their shared homeland. Santa Febronia - or more specifically, the connections developed in and around the small, privately-owned chapel - supported the sociocultural needs of a nascent community by grounding residents in the familiar, celebrating the patronesses of Patti. It moved the social activities of a larger Catholic parish to a smaller, more centralized neighborhood outpost to better connect to residents. Even as membership has declined, consistent ownership and overall integrity allow the building to convey the significance of its early years.

Santa Febronia is additionally eligible under Criterion C for architecture. It is one of the few remaining private Roman Catholic chapels that represents a formerly common religious typology prior to World War II in the United States. Over time resource has become an uncommon form for in the City of Hoboken (Nash, 2000). The vernacular, free-standing, frame building has no equals in the city, particularly as a chapel serving congregants of a larger parish removed from the central location of the main cathedral, at a location nestled in the fabric of their neighborhood. The frame typology itself is also significant to the city, being a once common, but now vulnerable resource type prone to redevelopment.

The resource retains integrity of location and setting because it has existed in the same location for over a century, occupying a property privately reserved for community-based, religious purposes. The 500 block of Fifth Street on which the resource is located has changed in the last few decades, losing the density gained during the early 20th century building boom; however, the physical environment is still understood as a residential enclave set apart from the more civic or industrial nodes of the City of Hoboken. Santa Febronia also has integrity of design, workmanship, and feeling. The modest scale of the single-room, stacked-hall chapel and nondescript features remain intact, allowing the chapel to convey the tone, purpose, and audience of its original use. Together, the cumulative effect of these five aspects of integrity contributes to an overall integrity of association. Despite modest alterations to exterior materials, Santa Febronia embodies the core of social, cultural, and religious lives of the Sicilian community in the City of Hoboken. Overall, the high integrity of the Chapel of Santa Febronia contributes to its significance under Criteria A and C.

Total Number of Attachments: 1

List of Element Names: Chapel

Narrative Boundary Description:

The boundary of the Santa Febronia chapel is defined by its legal tax parcel (0905-58-13). It is bounded by Fifth Street to the north and distinct, privately-owned parcels to the east (0905-58-14; 0905-58-15), south (0905-58-16), and west (0905-58-12.1).

Date Form Completed: 3/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

(Primary Contact)

-1142341343

Page 6

CONTINUATION SHEET

Property ID: -1142341343

Property Name: Santa Febronia

Address: 557 Fifth Street

Address: 557 Fifth Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
12/19/1890	John Buckley and Catharine Buckley	Lawrence C. Buckley	544:299	\$1	Part of the former estate of John G. Coster; divided into two distinct parcels in November 1860
8/15/1893	Lawrence C. Buckley	Nicola Damelio and Maria Damelio	583:76	\$3,350	n/a
1/20/1926	Arcangelo Scatuorchio (Executor)	Pasquale Lisa and Pasqualina Lisa	1588:493	\$19,000	Executor of the last will and testament of Maria D'Amelio; tenant rights noted in the deed
1/20/1926	Institute for the Blind Sisters of St. Joseph of Peace	Pasquale Lisa and Pasqualina Lisa	1588:495	\$1	Maria D'Amelio left land to St. Joseph's and State Orphanage of the Grand Lodge of NJ Order of Sons of Italy in America in will; document confirms the title of previous conveyance.
2/20/1928	Pasquale Lisa and Pasqualina Lisa	Societa Di M. S. Santa Febronia	1675:332	\$1	Noted as reserved entirely for worship of Santa Febronia

Survey Name: Hoboken City Architectural Survey 2018 Date: 2/19/2019
Surveyor: Samantha Kuntz (preparer); Melanie Fuechsel (surveyor)
Organization: AECOM

CONTINUATION SHEET

Property ID: -1142341343

Photographs:



Photograph 1. Santa Febronia at 557 Fifth Street, view south.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samantha Kuntz (preparer); Melanie Fuechsel (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1142341343



Photograph 2. The chapel is clad in a variety of replacement materials. Detail view south.



Photograph 3. Southwest view of the chapel situated on Fifth Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samantha Kuntz (preparer); Melanie Fuechsel (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1142341343



Photograph 4. View of the main entrance to the chapel, facing south.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samantha Kuntz (preparer); Melanie Fuechsel (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1142341343



Photograph 5. Interior of Santa Febronia, view south toward the chancel and altar (Source: Giovanni di Napoli 2014).



Photograph 6. Streetscape, view east, showing chapel's setting on Fifth Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samantha Kuntz (preparer); Melanie Fuechsel (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1142341343

Maps and Figures:



Figure 1. Hughes and Bailey's *Hoboken 1904 Bird's Eye View* showing a fully developed 400 block of Monroe Street. Though the low resolution does not reveal a distinct chapel on Fifth Street (approximate location of chapel indicated by star), it does demonstrate the status of block development at the turn of the 20th century (Source: Library of Congress; Historic Map Works).

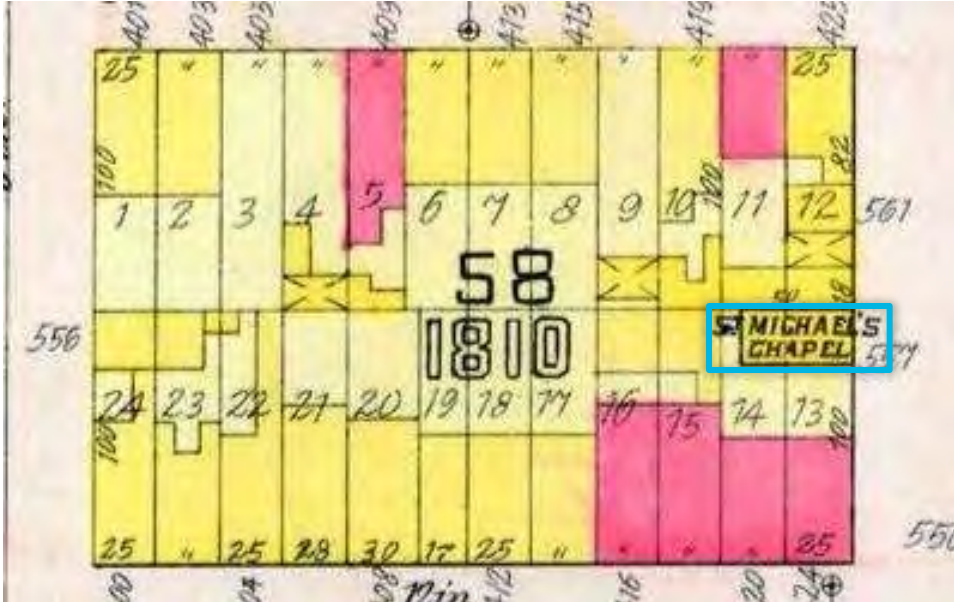


Figure 2. Santa Febronia depicted in G.M. Hopkins' *Atlas of Hudson County 1909*, Vol. 2, Plate 6, when the chapel was still known as St. Michael's Chapel (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: -1142341343

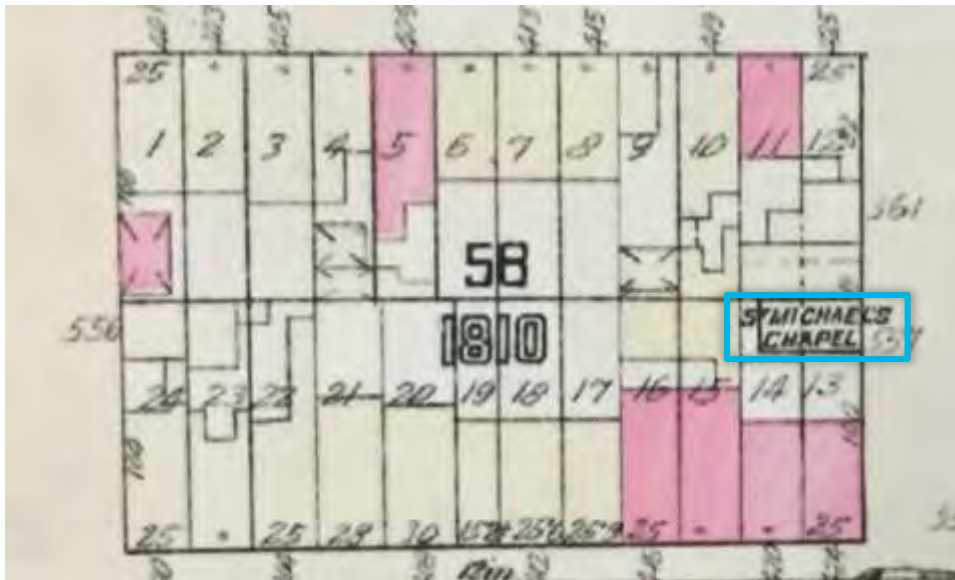


Figure 3. G.M. Hopkins' *Atlas of Hudson County 1923*, Vol. 2, Plate 6 (Source: Historic Map Works).



Figure 4. Sanborn's *Insurance Maps of Hudson County, New Jersey, Hoboken*, Vol. 7, Sheet 36, in 1932, (revised from 1906 edition) (Source: NJ State Archives).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samantha Kuntz (preparer); Melanie Fuechsel (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1142341343



Figure 5. Exterior view of Santa Febronia during a processional pageant, ca. 1940-1950 (Source: Hoboken Historical Museum).



Figure 6. View of the procession of the replica Black Madonna (Madonna of Tindari), housed within Santa Febronia, ca. 1948-1949 (Source: Hoboken Historical Museum)

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samantha Kuntz (preparer); Melanie Fuechsel (surveyor)

Organization: AECOM

inclusion in the National Register of Historic Places, the resource retains significant features that contribute to the historic character of the greater Hoboken Historic District. Therefore, it is recommended that the 1028 Willow Avenue be classified as a contributing resource to the Hoboken Historic District (see Property Eligibility Worksheet).

Setting:

1028 Willow Avenue is sited on a narrow, rectangular parcel (Block 162 Lot 11), located on the west side of Willow Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The building, accessed by a modified areaway containing replacement pavers, is fronted by two cast iron encased tree planters. It is situated midblock on a densely developed, primarily residential row composed of late-19th-century buildings (Photograph 4).

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

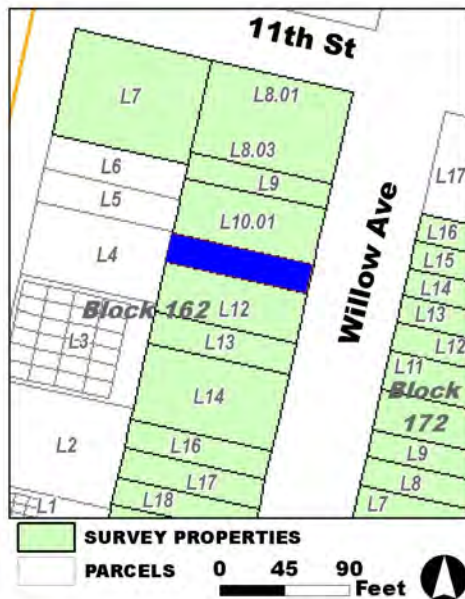
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

(Primary Contact) -1199666064

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
United States Bureau of the Census [USBC]	1900 United States Federal Census	1900		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978		
Spodek, Yaffi	"Hoboken home sells for near-record price," [The Real Deal] May 24, 2010.	2010		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
C. W. Sweet & Company	Real Estate Record and Builders' Guide, Vol. 61.	1898		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hudson County	Deeds, var.			
Maurer, Mark	"Hoboken carriage factory-turned-townhouse sells for near-record \$2.3 million," [Jersey Journal] May 26, 2010.	2010		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
United States Bureau of the Census [USBC]	1920 United States Federal Census	1920		
United States Bureau of the Census [USBC]	1930 United States Federal Census	1930		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 69

PARCEL DATA (BLDG_DESC: 2B-1U-H-G / FAC_NAME: / YR: 1901)

NOTES: also streetscape 68

More Research Needed? (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

Page 3

 (Primary Contact)**-119966064**

Conversion Problem? ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

-1199666064

Page 4

BUILDING ATTACHMENT

Common Name: 1028 Willow Avenue

Historic Name: Willow Avenue Carriage House

Present Use: Residential, permanent

Historic Use: Industrial, light industrial

ConstructionDate: 1898 **Source:** Deeds; Historic Mapping

**Construction
Start Date:**

**Construction
End Date:**

Style: Queen Anne

Vernacular Style?

Form: Other

Physical Condition:

Type: Garage

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2

Exterior Finish Materials: Brick, Running Bond

Bays: 3

Exterior Description:

The building at Former Willow Avenue Carriage House, located at 1028 Willow Avenue is a two-story, three-bay, former garage constructed ca. 1898. It is a modest vernacular design that integrates aspects of both Queen Anne and Gothic Revival architectural styles. The side-gabled roof is clad in slate shingles and fronted by a steep, parapeted gable with brick corbeled banding that dominates the painted brick façade (Photograph 1). The ground floor features three openings, a central single-car garage bay flanked by two entrances. The garage opening is composed of a modern, wood plank door and a molded wood jamb, topped by a three-part, wood-sash fanlight. The entrances on the ground floor are identical: modern wood paneled doors with molded wood jambs and square, wood framed transoms. A raised brick band, which follows the segmental arch of the central bay, runs across the façade between the first and second floors (Photograph 2). The second floor features paired one-over-one replacement sash with three-part fanlights; the window is set within a raised, corbelled brick surround.

Modern alterations, likely undertaken in the late 20th century or early 21st century during the conversion of the property from light industrial to residential use, led to modifications of the ground floor openings, shortening the central bay, and adding a secondary entrance to the façade resulting in its current symmetrical appearance. Additional alterations include replacement windows and doors; painted exterior materials; and new roofing material.

Interior Description:

Interior access not available at time of survey. Based on reports of its \$2.3 million sale in 2010, the 4,000 square-foot interior has been adapted for residential use, and includes four bedrooms, three-and-a-half baths, and a two-car garage. There is mention of a restored, early 20th century elevator system "which includes iron pulley wheels and thick steel cables, a remnant of the building's factory days" (Maurer 2010; Spodek 2010)(Photograph 3).

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Use change		2010 to 2010	Deeds; Newspapers

Architect/Designer::

Type:	Name:	Person/Firm Description:
	Robert Rath	6
	B. J. Decking	2

Date form completed: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact) Property ID: -1199666064

ELIGIBILITY WORKSHEET - Properties

Property ID -1199666064

History:

The Willow Avenue Carriage House – alternatively known as a stable, garage, and residence – was built at the turn of the 20th century at 1028 Willow Avenue. Though the 1000 block of Willow Avenue would become a densely developed row by the time the resource was constructed ca. 1898, the block did not develop in earnest until approximately 1880 to 1890 (Figures 1, 2). The Carriage House first appears on the 1904 Bird's Eye View of Hoboken, though artistically rendered and virtually unrecognizable (Hughes and Bailey 1904) (Figure 3). A more precise early depiction of the property can be found in the 1909 Hopkins Atlas, which shows 1028 Willow Avenue as a narrow, garage which, unlike its neighbors, fills the entirety of its parcel (Hopkins 1909) (Figure 4). Reports suggest that the building was used throughout the 20th century variously as a carriage house, a makeshift firehouse, and a funeral home garage (Maurer 2010).

In late 1897, during a prolific period of land sales by the Hoboken Land Improvement Company, William H. Taylor purchased the narrow parcel at 1028 Willow Avenue (HCDB 691:86). It was a rare undeveloped parcel on the west side of the 1000 block of Willow Avenue, which by the 1890s had only three unoccupied parcels left in the densely populated block (Sanborn 1891:16) (Figure 5). Construction occurred under Taylor's ownership, with the following notice in the 1898 Real Estate Record and Builder's Guide describing the upcoming building development. "Willow avenue, west side, near 11th street, three-story brick stable and residence; cost \$7,000; William Taylor, owner; B. J. Decking, architect; Robert Rath (care of whom address both owner and architect), carpenter" (Record and Builders' Guide 1898:4). While there is no physical or documentary evidence to verify that Taylor constructed the reported third story of what is now (and has likely always been) a two-story building, various documents do support the initial announcement of a mixed-use property containing both a stable and a dwelling. Not long after construction, Taylor sold the property and building to Walter Beam and John Beam; Walter Beam, a "truckman," also resided at the garage with his wife Emma (HCDB 709:567); (USBC 1910:18).

The Willow Avenue Carriage House remained under Beam family ownership for 17 years, passing to sole owner John Beam sole ownership in 1901 (HCDB 980:648). Beam sold the property to importer Gustav Vintschger in 1915, initiating a second long-term tenure that would last until after the death of Vintschger's wife, Karoline (or Caroline), around 1934 (HCDB 1219:42). Unlike with the Beam family, however, there is no evidence to suggest that the Vintschger family resided at 1028 Willow Avenue during an ownership period spanning nearly two decades (USBC 1920:15A). In 1934, the property was sold to Earl F. Bosworth. The Bosworth patriarch owned and operated the Bosworth Funeral Home at 311 Willow Avenue, where the family also resided (USBC 1930:2B). The Willow Avenue Carriage House was most likely purchased for use by the funeral home as a garage and storage facility; though early 20th-century reports do not classify it as such, a 1973 theft report specifically identifies 1028 Willow Avenue as the Bosworth Funeral Home garage (Jersey Journal 1973).

The building was photographed for inclusion in Hoboken New Jersey: A Physical and Social History, Volume 5 in 1978, which portrayed the steeply parapeted building much as it appears today, except for the ground floor, which then featured a longer garage bay and a single entrance (presumably access to a separate residential space), south of the garage door (Zingman 1978) (Figure 6). That same year, more than four decades after its purchase by the Bosworth family, 1028 Willow Avenue was sold to Andrew M. Wilford in 1978 for \$18,000 (HCDB 3258:1064). When Wilford sold 1028 Willow Avenue in 1991, the property would command a selling price of \$310,000 – a value increase of more than 1620% (HCDB 4361:347).

Wilford's tenure signaled a change in the building's use pattern, propelling it into predominantly residential use, and tying it to the buildings at 1030-1032 Willow Avenue (HPO Property ID -1912268149). Wilford, who owned 1030-1032 Willow Avenue by the 1980s, was also responsible for adapting 1030-1032 Willow Avenue into a single, multi-family residence known as the Firehouse Condominium, a residential complex divided into six dwelling units, one commercial unit, and one rear yard unit, spread out across 0.8 acres and two distinct buildings (HCDB 3703:108). Sales of 1028 Willow Avenue have retained the connection to 1030-1032 Willow Avenue, with owners of the one maintaining a condominium (specifically, Unit 8) in the Firehouse Condominiums (HCDB 4361:347; HCDB 5531:281/6531:284; HCDB 5851:261/5851:258; HCDB 8730:713).

After two decades of transitioning ownership and increasing value, the former Carriage House at 1028 Willow Avenue was significantly remodeled. In 2010, the property (along with Unit 8 at 1030-1032 Willow Avenue) was sold as a single-family residence for \$2.295 million – the second highest property sale in the City of Hoboken at that time (HCDB 8730:713; Maurer 2010; Spodek 2010).

Statement of Significance:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

-1199666064

Page 6

(Primary Contact)

The former Willow Avenue Carriage House at 1028 Willow Avenue does not meet the level of significance necessary for individual listing on the National or New Jersey Registers of Historic Places. Field investigations and background research have yielded no indication that the property is associated with events that have contributed to broad patterns of local or regional history (Criterion A); that the property is associated with persons significant in the past (Criterion B); that the property embodies distinctive architectural characteristics (Criterion C); or that the property is likely to yield important information about history or prehistory (Criterion D). Though the resource lacks individual significance, it does contribute to the significance of the Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017).

Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Despite a distinctive façade with character-defining features, the former Willow Avenue Carriage House conveys little historic significance. While it retains certain aspects of integrity, including integrity of location, setting, and even design, modifications to the façade necessitated by its reuse as a residential property have led to the loss of integrity of workmanship, feeling, and association. Now a single-family residence, the building is neither a superlative nor rare example of stylistic amalgamations in the City of Hoboken. Nor is there any evidence to suggest that it has been associated with any figures, businesses, or cultural movements of note in the City of Hoboken in the century since it was constructed. The resource appears merely an intact example of vernacular, light industrial architecture from the turn of the 20th century in Hoboken's dense residential blocks. As such, the former carriage house at 1028 Willow Avenue is not recommended individually eligible for listing on the National or State Registers.

Total Number of Attachments: 1

List of Element Names: Dwelling

Narrative Boundary Description:

The boundary of the former Willow Avenue Carriage House is defined by its legal tax parcel (0905-162-11). It is bounded by Willow Avenue to the east and distinct parcels to the north (0905-162-10.01), south (0905-162-12), and west (0905-162-4).

Date Form Completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

-1199666064

Page 7

CONTINUATION SHEET

Property ID: -1199666064

Property Name: 1028 Willow Avenue

Address: 1028 Willow Avenue

Chain of Title:

1028 Willow Avenue

Date	Grantor	Grantee	Book:Page	Amount	Notes
5/3/2010	Suresh Kavan & Katherine Steane	Mukund Krishnaswami & Annapoorna Ogoti	8730:713	\$2,295,000	Substantial improvements; includes both Unit 8 and 1028 Willow Ave
July 2001	Gregory Roberts & Maureen B. Roberts	Suresh Kavan	5851:261	\$874,901	n/a
11/30/1999	Alisa Del Tufo & Joseph Chirchirillo	Gregory Roberts & Maureen B. Roberts	5531:281	\$709,000	n/a
8/31/1993	James A. Boorstein	Alisa Del Tufo	4641:307	\$1	Transfer of ownership
3/14/1991	Andrew M. Wilford & Brooke T. Wilford	James A. Boorstein & Alisa Del Tufo	4361:347	\$310,000	1028 Willow Ave
8/8/1978	Earl F. Bosworth, a NJ Corp.	Andrew M. Wilford	3258:1064	\$18,000	<i>Correctory Deed</i> , original deed listed Earl F. Bosworth, Inc. instead of Earl F. Bosworth, a NJ Corp.
2/16/1978	Earl F. Bosworth, Inc.	Andrew M. Wilford	3247:111	\$18,000	n/a
06/30/1976	Lillian V. Bosworth, widow	Earl F. Bosworth, a NJ Corp.	3207:1065	\$12,240.96	Sold to family business after death of husband
4/24/1934	Edward Vintschger (estate of Karoline)	Earl F. Bosworth et al	1838:8	\$7,000	n/a
2/1/1917	Alfred C. Doehring	Karoline Vintschger	1246:467	\$1	n/a
2/1/1917	Gustav Vintschger & Karoline Vintschger	Alfred C. Doehring	1246:456	\$1	n/a
11/10/1915	John Beam	Gustav Vintschger	1219:42	-\$3,640	Beam sells the property, proceeds given to Gustav
7/1/1901	Walter Beam & Emma Beam	John Beam	980:648	\$1	n/a
11/1/1898	William H. Taylor & Jennie Taylor	Walter Beam and John Beam	709:567	\$7,300	n/a
11/22/1897	Hoboken Land Improvement Company	William H. Taylor	691:86		n/a

Survey Name: Hoboken City Architectural Survey 2018 Date: 1/16/2019
 Surveyor: Samantha Kuntz (surveyor, preparer)
 Organization: AECOM

CONTINUATION SHEET

Property ID: -1199666064

1030-1032 Willow Avenue (Firehouse Condominiums)

Date	Grantor	Grantee	Book:Page	Amount	Notes
July 2001	Gregory Roberts & Maureen B. Roberts	Suresh Kavan	5851:258	\$99	Unit deed; condo no. 8 and 1.65874% undivided percentage interest in common areas of Firehouse Condominium
11/30/1999	Alisa Del Tufo & Joseph Chirchirillo	Gregory Roberts & Maureen B. Roberts	6531:284	\$99	Unit deed; condo no. 8 and 1.65874% undivided percentage interest in common areas of Firehouse Condominium
8/31/1993	James A. Boorstein	Alisa Del Tufo	n/a	\$1	Transfer of ownership; Unit 8, 1030-32 Willow Ave
3/15/1991	Andrew M. Wilford & Brooke T. Wilford	James A. Boorstein & Alisa Del Tufo		\$24,250	Unit Deed; condo unit 8 and yard, 1030-1032 Willow Ave
2/20/1987	Andrew M. Wilford, i.e. The Firehouse Condominium Association, Inc.	n/a	3703:108	\$0	Master Deed for the Firehouse Condominium: .08 acres, 2 residential buildings, 6 dwelling units, 1 commercial unit, 1 rear yard unit

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/16/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1199666064

Photographs:



Photograph 1. 1028 Willow Avenue's primary elevation, view west from Willow Avenue.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/16/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1199666064



Photograph 2. Detail view of brick detailing on the façade and fenestration surrounds.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/16/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1199666064



Photograph 4. Image of the reportedly 100-year old elevator system, from 2010 listing (Maurer 2010).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/16/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1199666064



Photograph 3. Block view of 1028 Willow Avenue within the dense row of the 1000 block of Willow Avenue, view northwest from Willow Avenue.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/16/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1199666064

Maps and Figures:

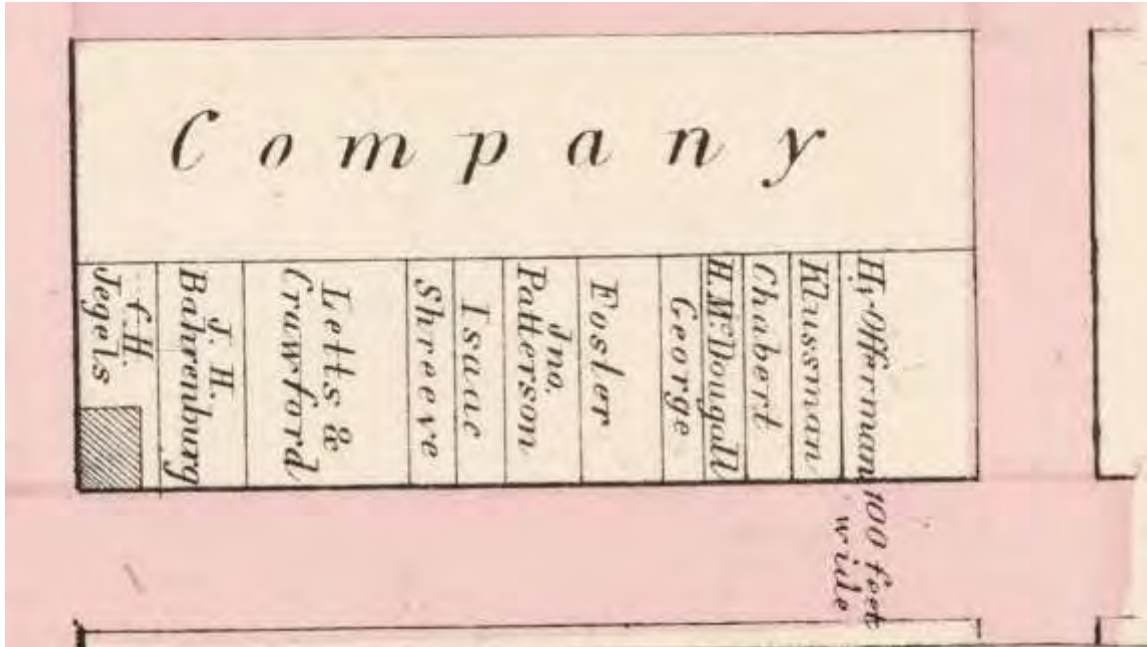


Figure 1. A largely undeveloped Willow Avenue between 10th and 11th Streets as depicted in G.M. Hopkins' 1873 *Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans*, Plate C (Source: David Rumsey Historical Map Collection).



Figure 2. View of a slowly densifying 1000 block of Willow Avenue (west side) in the 1881 bird's eye view titled *The City of Hoboken. New Jersey* by O.H. Bailey & A. Ward (Source: Library of Congress; Historic Map Works).

CONTINUATION SHEET

Property ID: -119966064

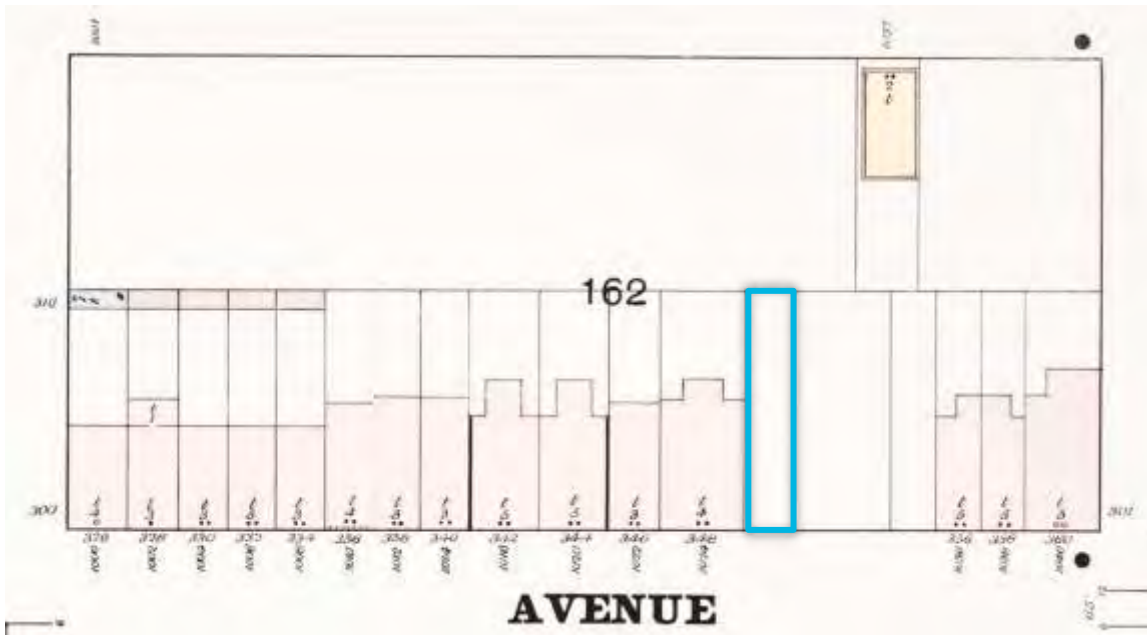


Figure 3. The 1000 block of Willow Avenue (west side) as recorded by the *Insurance Maps of Hudson County New Jersey*, Vol. 7, by the Sanborn-Perris Map Co. in 1891, sheet 16 (Source: Princeton University).



Figure 4. Hughes and Bailey's *City of Hoboken, New Jersey, 1904* bird's eye view, on which a building at 1028 Willow is first discernable (Source: Library of Congress; Historic Map Works).

CONTINUATION SHEET

Property ID: -1199666064

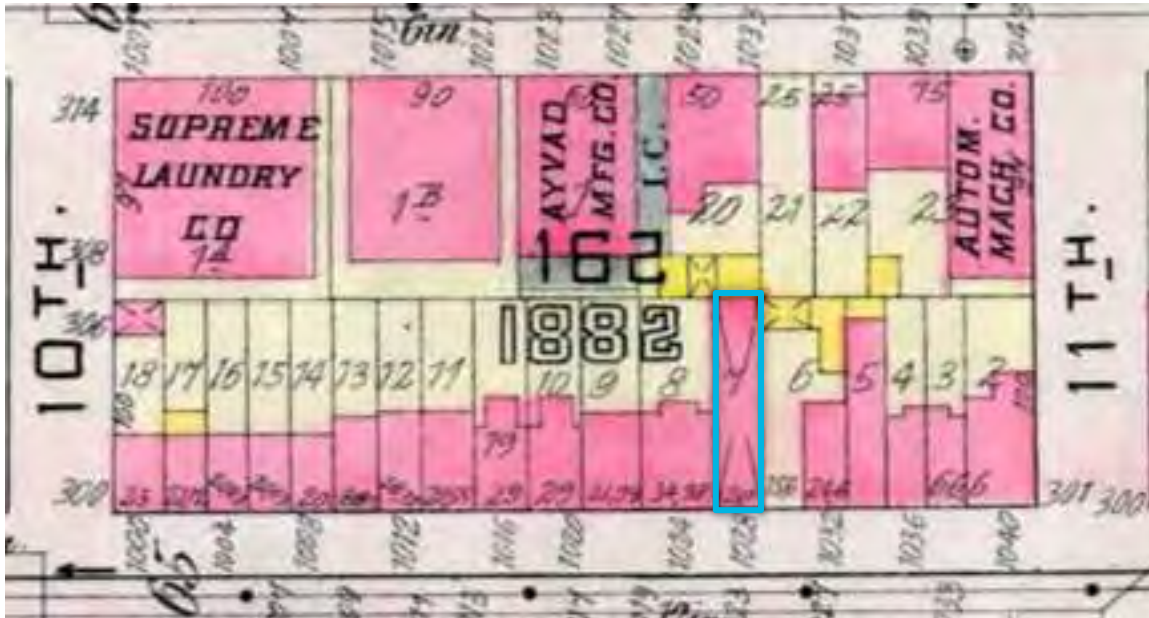


Figure 5. G.M. Hopkins' 1909 *Atlas of Hudson County 1909*, Vol. 2, showing the distinctly long and narrow building footprint of 1028 Willow Avenue (Source: Historic Map Works).



Figure 6. Sanborn's *Insurance Maps of Hudson County, New Jersey, Hoboken*, Vol. 7, Plate 45, in 1932, (revised from 1906 edition) (Source: NJ State Library).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/16/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1199666064



Figure 7. Documentation from the 1978 *Hoboken New Jersey: A Physical and Social History, Vol. 5*. Note the evident character-defining features such as the steep parapet, corbelled details, and window surrounds (Source: NJ HPO).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/16/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

PROPERTY REPORT

Property ID: 1201257978

Property Name: Community Church Of God And Rectory **Ownership:** Private
Address: 600-606 Garden ST **Apartment #:** **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The property at 600-606 Garden Street consists of two buildings, the Community Church of God, and the church's rectory. The church is a one-story, three-bay Gothic Revival-style building whose cornerstone was laid in 1858. It is set back from the roadway, and is surrounded by a cast iron fence and gardens. The main entry is located in the center of the facade within the lower portion of the central church tower. The entry is composed of a double-sided wood door, set within an original surround, topped by a brownstone pointed-arch lintel. A stained glass window, set within an original brick pointed arch opening with a brownstone lintel, is located above the entry. Two large stained glass windows set within brick pointed arch openings with straight brownstone sills flank the centered main entry. The windows are both set within larger recessed brick pointed arches. The side (north and south) elevations both feature five evenly-spaced stained glass windows set within brick pointed-arch openings. All these openings have straight brownstone lintels, and are set within larger recessed brick pointed-arch openings. There is a secondary entry located near the rear of the south elevation. This entry is composed of a recessed wood door with a stained glass transom, set within a brick pointed-arch opening, and there is a bluestone threshold that fronts the doorway. The rear (west) elevation features a set of three evenly-spaced stained glass windows, set within brick pointed-arch openings with straight brownstone sills. A central vinyl-clad steeple surmounts the square tower at the front of the church, and the gabled roofline is accented by a simple wood molding. Alterations include some replacement window sashes; painted rear elevation; and the vinyl-clad steeple. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

1201257978

Page 1

(Primary Contact)

The rectory building is a two-and-one-half-story, four-bay structure constructed ca. 1860. The brick building is set back from the road, and has a cast iron railing that demarcates the front garden area. The building has a painted brownstone foundation, and there is a painted brownstone stoop with cast iron railings that fronts the main entry. The main entry is composed of a recessed double-sided wood door with a transom, set within an original opening; a triangular brownstone pediment is located above the doorway. Fenestration on the remainder of the facade consists of one-over-one, vinyl windows set within original openings with straight brownstone lintels and sills. The side (south) elevation features a centered one-over-one vinyl window set within an original opening with straight brownstone sills and lintel on each floor. The side-gabled roof features two pointed dormers on the side facades. Each dormer features a one-over-one window set within a pointed arch opening. The roof is sheathed in asphalt shingles, and there is a brick chimney located near the rear of the building. Alterations include replacement window sashes; painted facade elements; and asphalt roofing. No exterior flood mitigation measures are evident. (See Building Attachment)

By 1860, Garden Street blocks south of Seventh Street were fully developed with residencies. The buildings at 600-606 Garden Street were amongst these early properties, first prominently depicted on Bachmann's Bird Eye View of Hoboken in 1860. An 1873 map notes that the building was home to the German Evangelical Church. In the 1930s, the congregations of the German Evangelical Church merged with the First Reformed Church of Hoboken, and the name of the church was officially changed to the Reformed Church of Hoboken in 1936. In 1968, the church merged with another congregation, the First Methodist Church of Hoboken, and was renamed the Community Church of Hoboken. The church building is documented on an 1891 map as a one-story church with a rectangular footprint, which has not changed over time. The rectory building is documented on the same map as a two-story brick dwelling with a one-story wood-framed rear addition constructed between 1873 and 1891; the rectory's footprint remains largely unchanged as well. (See Property Eligibility Worksheet)

600-606 Garden Street is a locally designated resource (8/15/2012) that retains integrity as a religious edifice and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original pointed arch openings; brownstone fenestration details; cast iron railings; and double-sided doors. Therefore, it is recommended that 600-606 Adams Street be classified as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

Community Church Of God And Rectory is sited on a parcel (Block 181 Lot 30), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District. The church and rectory, located at the southern end of this block, stand out as unique resources in this area.

Registration and Status Dates:

National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation: 8/15/2012
Other Designation:
Other Designation Date:

- Eligibility Worksheet included in present survey? Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

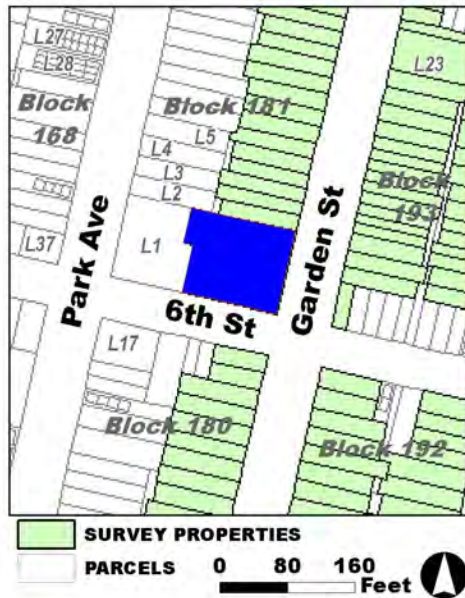
Property ID:

(Primary Contact)

1201257978

Page 2

Location Map:



Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
New York Times	"Obituary Notes," March 10, 1885, 2.	1885		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hoboken Historical Museum	"Columbus Park"			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Jersey Journal	"Hoboken Gets New Church - Merger of 2 of Oldest," January 2, 1968.	1968		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Bachmann, John	Birds Eye View of Hoboken	1860		
New York Daily Herald	"Church Dedication in Hoboken," November 15, 1875.	1875		
New York Times	"A Clerical Beer Bibber," April 23, 1889.	1889		

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

1201257978

(Primary Contact)

Google GoogleEarth Streetview
New York Times "Dedication of the Martha Institute," May 13, 1867, 8. 1867

Additional Information:

HPC LIST ID: 106

PARCEL DATA (BLDG_DESC: 1B & 2.5B / FAC_NAME: CHURCH / YR:)

NOTES: also # 107 for residence on 606 Garden Street

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 2 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Hoboken Historic District Boundary Increase

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 4

(Primary Contact)

1201257978

BUILDING ATTACHMENT

Common Name: Community Church of God Rectory

Historic Name: German Evangelical Church Parsonage

Present Use: Institutional, religious assembly

Historic Use: Institutional, religious assembly

ConstructionDate: **Source:** No information.

Construction Start Date: 1858 **Construction End Date:**

Style: Gothic Revival Vernacular Style?

Form: Gable Front

Physical Condition:

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 1

Exterior Finish Materials: Brick, Other

Bays: 3

Exterior Description:

Community Church of God is a one-story, three-bay Gothic Revival-style church whose cornerstone was laid in 1858 (Photograph 1). The brick building is set back from the roadway, and is surrounded by a cast iron fence and gardens. The main entry of the church is located at the center of the facade (Photograph 2). The main entry, located at the bottom of a projecting tower, is composed of a double-sided wood door set within an original openings with a brownstone pointed arch lintel. A stained glass window set within an original brick pointed-arch opening with a brownstone lintel is located above the entry. Two large stained glass windows, set within brick pointed arch openings, flank the centered main entry. These openings have straight brownstone sills, and are set within larger recessed brick pointed arches. The side (north and south) elevations both feature five evenly-spaced stained glass windows set within brick pointed-arch openings (Photograph 3). All these openings have straight brownstone lintels, and are set within larger recessed brick pointed arch openings. There is a secondary entry located near the rear of the south elevation. This entry is composed of a recessed wood door with a stained glass transom, set within a brick pointed-arch opening, and there is a bluestone threshold that fronts the doorway. The rear (west) elevation features a set of three evenly-spaced stained glass windows set within brick pointed arch openings with straight brownstone sills (Photograph 4). A vinyl-clad steeple surmounts the square tower at the front of the church, and the gabled roofline is accented by a simple wood molding.

Interior Description:

Interior access was not available at the time of survey.

Alteration Dates:

Architect/Designer::

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

(Primary Contact)

1201257978

Page 5

BUILDING ATTACHMENT

Common Name: Community Church of God
Historic Name: German Evangelical Church
Present Use: Residential, transient, non-family
Historic Use: Residential, transient, non-family
ConstructionDate: 1860 **Source:** 1860 Map

**Construction
Start Date:**

**Construction
End Date:**

Style: Greek Revival

Vernacular Style?

Form: Side Hall

Physical Condition:

Type: Other

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish Materials: Brick, Unspecified

Bays: 4

Exterior Description:

The rectory is a two-and-one-half-story, four-bay building constructed ca. 1860 (Photograph 5). The brick building is set back from the road, and has a cast iron railing that demarcates the front garden area. It rests atop a painted brownstone foundation, and there is a painted brownstone stoop with cast iron railings that fronts the main entry, which is composed of a recessed double-sided wood door with a transom, set within an original opening; a triangular brownstone pediment is located above the doorway (Photograph 6). Fenestration on the remainder of the facade consists of one-over-one, vinyl windows set within original openings with straight brownstone lintels and sills. The side (south) elevation features a centered one-over-one vinyl window set within an original opening with straight brownstone sills and lintel on each floor. The side-gabled roof features two pointed dormers on the side facades (Photograph 7). Each dormer features one-over-one windows set within pointed-arch openings. The roof is sheathed in asphalt shingles, and there is a brick chimney located near the rear of the building. Alterations include replacement window sashes; painted facade elements; and asphalt roofing. No exterior flood mitigation measures are evident.

Interior Description:

Interior access was not available at the time of survey.

Alteration Dates:

Architect/Designer::

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

1201257978

Page 6

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 1201257978

History:

600-606 Garden Street occupies a corner lot at the intersection of Garden Street and Sixth Street, and contains a church and parsonage/rectory building. The church's congregation, first named the German Evangelical Church, was started in a small church building near Fifth and Park Streets in the mid-1850s. Reverend Leopold Mohn founded the congregation after leaving his post at the North Bergen Church, where his desire for Sunday School teachings were unsupported. A few years after the congregation was formed, the need for a permanent home was realized. The site for a new church was secured, and Reverend Mohn laid the cornerstone of church building at the corner of Sixth and Garden Streets in May 1858 (Jersey Journal 1968). The church's primary language was German to serve the large population of German immigrants in Hoboken.

The German Evangelical Church is first prominently displayed on Bachmann's 1860 Bird's Eye View of Hoboken (Bachmann 1860) (Figure 1). Though it is unclear when the rectory/parsonage building was constructed, Bachmann's 1865 view of Hoboken clearly shows its form adjacent to the church (Bachmann 1865) (Figure 2). The church and rectory/parsonage buildings are depicted on Hopkins' 1873 atlas, in conjunction with an institutional building, Martha's Institute, historically connected to the church which was located west of the subject property (Hopkins 1873) (Figure 3).

According to a newspaper article from 1875, Reverend Mohn completed an expansion and beautification project at the church building. The article states that the building had been enlarged and the interior had been modified for a cost of approximately \$7,000. The dedication services took place on November 14 and 15; as part of the dedication, Reverend Mohn recounted the church's history and progress, and several pastors gave sermons in both English and German (New York Daily Herald 1875). Although the list of modifications were not specified, the Sanborn-Perris Map Company's 1891 map of Hoboken documents an enlarged church footprint when compared to the 1873 atlas (Sanborn-Perris 1891) (Figure 5).

Reverend Mohn held his position as the church's pastor until his death in 1885; at his time of death, he was one of the oldest ministers in Hudson County (New York Times 1885). Reverend Mohn was succeeded by Reverend John Freund, who only remained as the pastor of the German Evangelical Church for several years before he resigned due to pressure from the trustees of the church about his drinking habits (New York Times 1889). Like Reverend Mohn, Reverend Freund strictly stuck to German traditions and ideals. Though there was some resistance, the congregation retained German as its primary language until the early 1920s. After Reverend Adalbert Q. Wettstein was instated, the desire of younger members of the congregation to change the primary language to English was met (Jersey Journal 1968).

In the 1930s the German Evangelical Church merged with the First Reformed Church of Hoboken, and the name of the church was officially changed to the Reformed Church of Hoboken in 1936. In 1968, the church merged with the First Methodist Church of Hoboken; this merger combined two of the oldest churches in Hoboken. The newly combined church was renamed the Community Church of Hoboken, and the building at the corner of Sixth and Garden (the subject property) was retained as for use by the church (Jersey Journal 1968).

Martha Institute

In 1866, Edwin Stevens deeded two plots of land behind the church (at the corner of Sixth Street and Park Avenue) to the German Evangelical Church, and loaned the church \$6,000 to construct a patriarchal school (HHM 1979). The school's cornerstone was laid that same year. The school, named the Martha Institute in dedication to Edwin's wife, Martha, opened on May 13, 1867 (New York Times 1867). The patriarchal school educated children from Hoboken and the surrounding cities until around 1897; there are also some recorded instances of the building being loaned by the church to other Hoboken congregations when they required a place of worship. After the Martha Institute ceased operations at the building, several entities occupied the building. From the turn of the century to 1911, it housed the first Hoboken Public High School. Hopkins' 1909 atlas labeled the building a high school (Hopkins 1909) (Figure 6). Afterward, it served multiple uses, including Sunday school; classroom space for Stevens Preparatory School; anti-poverty organization; and youth groups. In the late 20th century, the Community Church of Hoboken (formerly the German Evangelical Church) formed a plan to resume using the building for a patriarchal school associated with the congregation (HHM 1979). The building was demolished in 1999 due to deteriorated conditions, and a new building was erected on this spot in 2002.

Statement of Significance:

The church and rectory/parsonage buildings at 600-606 Garden Street do not meet the level of significance necessary for individual listing on the National or New Jersey Registers of Historic Places. Field investigations and background research have yielded no indication that the property is associated with events that have contributed to broad patterns of local or regional history (Criterion A); that the property is associated with persons significant in the past (Criterion B); that the property embodies distinctive architectural characteristics (Criterion C); or that the property is likely to yield important information about history or prehistory (Criterion D).

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

1201257978

Page 7

(Primary Contact)

Though the resource lacks individual significance at a national level, it is listed as a local landmark in the City of Hoboken. In addition, the building contributes to the significance of the Hoboken Historic District.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Though the church building located at 600-606 Garden Street has been continually used for a church congregation since the mid-1800s, the building does not convey outstanding historic or architectural significance beyond its current local landmark status. Both the church and rectory/parsonage building have suffered some minimal exterior alterations, such as vinyl cladding on the church's steeple and dwelling's dormer windows. Despite modifications, the combined resource retains aspects of integrity, including location, setting, design, workmanship, feeling, and association. However, the church building is not an exceptional example of a Gothic Revival-style church, and there are better examples located in Hoboken. In addition, the rectory/parsonage building is merely a vernacular dwelling with no apparent outstanding merit. In addition, no evidence has been found that associates the resource with any prominent figures, events, trends, or businesses in Hoboken. While the resource remains as a fairly unaltered religious edifice with a support building, it does not appear to possess sufficient significance otherwise. Therefore, 600-606 Garden Street is not recommended as individually eligible for listing on the National or State Registers.

Total Number of Attachments: 2

List of Element Names: Church; Rectory

Narrative Boundary Description:

The boundary of 600-606 Garden Street is defined by its legal tax parcel (0905-181-30). It is bounded by Garden Street to the east, Sixth Street to the south, and distinct parcels to the north (0905-181-29), and west (0905-181-1 & 0905-181-2).

Date Form Completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

(Primary Contact)

1201257978

Page 8

CONTINUATION SHEET

Property ID: 1201257978

Property Name: Community Church of God and Rectory

Address: 600-606 Garden Street

Photographs:



Photograph 1. Overview view of 600-606 Garden Street showing the Community Church of God and the rectory building, view northwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Melanie Fuechsel (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1201257978



Photograph 2. Looking at the primary façade of the Community Church of God, view west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Melanie Fuechsel (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1201257978



Photograph 3. Looking at the façade and north elevation of the Community Church of God, view southwest.



Photograph 4. Looking at the south and rear (west) elevations of the Community Church of God, view northeast.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Melanie Fuechsel (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1201257978



Photograph 5. Looking at the façade of the rectory building, sited north of the church building, view west.



Photograph 6. Detail view of the rectory's main entry on the façade, view west.

CONTINUATION SHEET

Property ID: 1201257978



Photograph 7. Detail view of the roof and pointed dormers on the rectory building, view northwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Melanie Fuechsel (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1201257978

Maps and Figures:



Figure 1. The first appearance of the German Evangelical Church, on Bachmann's 1860 *Bird's Eye View of Hoboken*.



Figure 2. View of the German Evangelical Church and the rectory/parsonage building on Bachmann's updated *Bird's Eye View of Hoboken* image from 1865.

CONTINUATION SHEET

Property ID: 1201257978

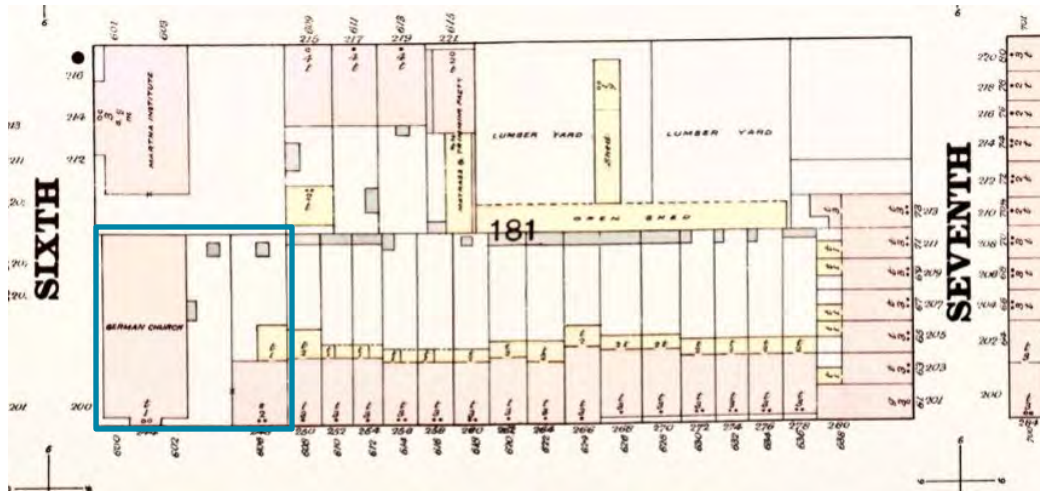


Figure 5. The west side of the 600 block of Garden street as recorded by the *Insurance Maps of Hudson County New Jersey*, Vol. 7, by the Sanborn-Perris Map Co. in 1891, Sheet 15 (Source: Princeton University).

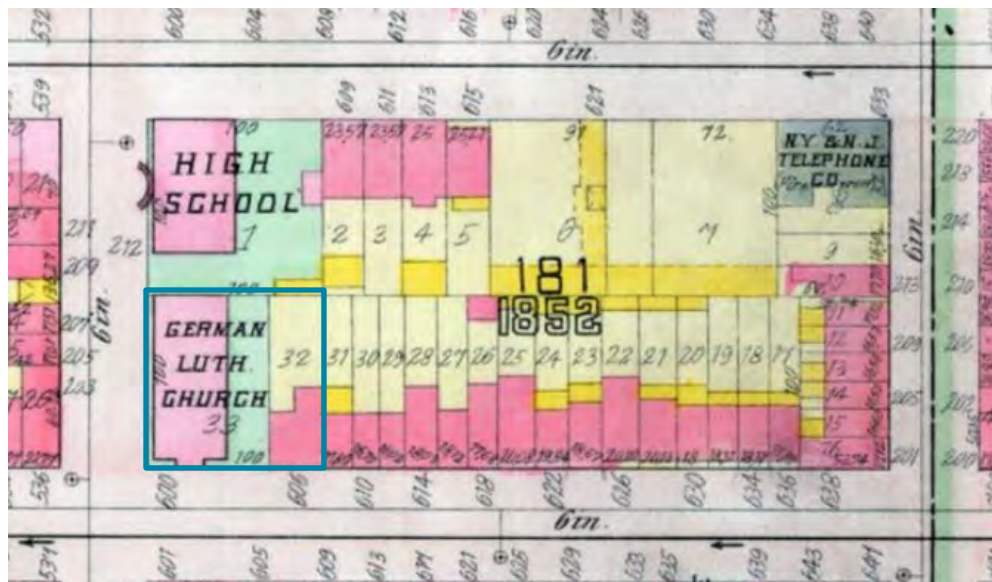


Figure 6. The west side of the 600 block of Garden Street as shown on G.M. Hopkins' *Atlas of Hudson County* 1909, Vol. 2, Plate 5.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Melanie Fuechsel (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1201257978

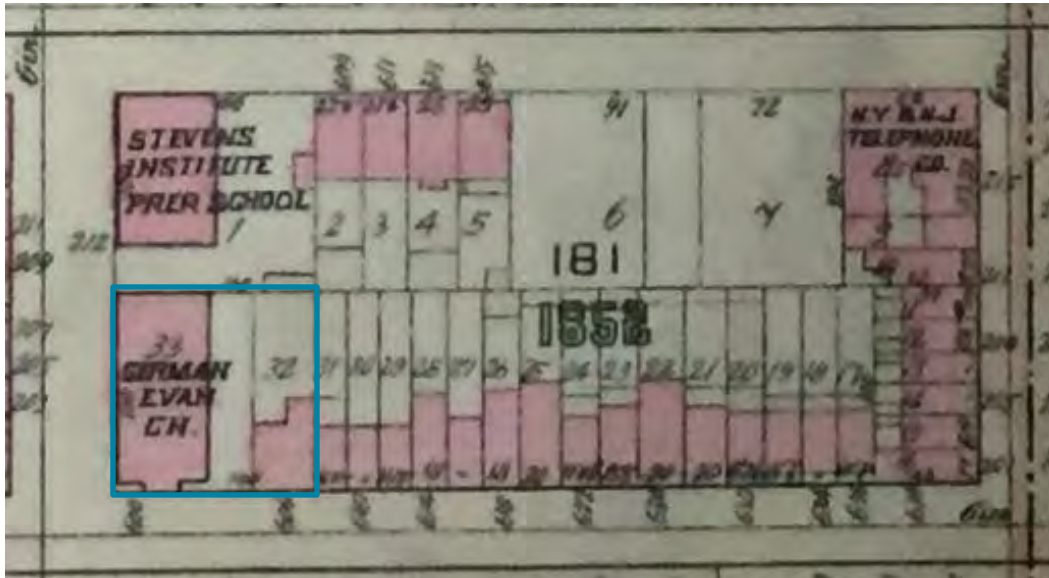


Figure 7. The west side of the 600 block of Garden Street, shown on G.M. Hopkins' 1923 *Atlas of Hudson County, New Jersey*, Vol. 2, Plate 5.



Figure 8. Image of the west side of the 600 block of Garden Street, showing the church and rectory/parsonage building, on Sanborn's 1932 *Insurance Maps of Hudson County, New Jersey, Hoboken*, Vol. 7, Sheet 32 (revised from 1906 edition) (Source: NJ State Archives).

CONTINUATION SHEET

Property ID: 1201257978



Figure 9. Documentation of 600-606 Garden Street from the 1978 survey, *Hoboken New Jersey: A Physical and Social History, Vol. 2.* (Source: NJ HPO).

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Melanie Fuechsel (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1201257978



Figure 10. Documentation of 600-606 Garden Street, showing the façade and south elevation, from the Hoboken Historical Museum Book, *Greetings from Hoboken: A Postcard History*.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Melanie Fuechsel (surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

PROPERTY REPORT

Property ID: **1455665637**

Property Name: The Vestry; (Former) First Church Of Christ Scientist, First Dutch Reformed Ch
Ownership: Private
Address: 829 Bloomfield ST
Apartment #:
ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Vestry at 829 Bloomfield Street (often referred to as 827 or 827-831 Bloomfield Street) is a three-story, four-bay, Romanesque Revival-style sanctuary constructed in 1894. The freestanding building, converted to residential use in the 21st century, is clad in yellow brick with light, rough stone accents and banding, and is fronted by a modern iron areaway fence. It is composed of a three-bay original block, and a single-bay annex to the south; the main block features a central bay separated from symmetrical, flanking bays by raised pilasters with stone and copper-topped turrets. The pilaster immediately south of the main entrance has the original granite date stone of the First Reformed Dutch Church bearing the inscription "FRD Church A.D. 1894;" a later concrete date stone marked "1930" indicates the year that the First Church of Christ Scientist assumed ownership of the sanctuary, and is located on the north side of the pilaster, above the original date stone. The main entry is located in the central bay, and is composed of a replacement double-leaf door set into the original opening with a smooth stone surround and rough stone infill. It sits beneath a shiplap infilled, pointed arch window that is accented by a rough stone surround. The whole entrance is set within a steeply gabled vestibule that projects from the façade, and is fronted by modern, raised stone cheek walls. Within the central bay, the first floor is separated from the upper floors by a band of four small, circular windows. A large stained glass, rose window with wooden muntins dominates the upper stories. Surrounded by two layers of header brick banding, the focal point of the Vestry sits beneath a second, rough-stone, pointed arch that is set atop cushion capitals with incised floral detailing. A modern third floor – clad in a metal material and situated above a mid-to-late 20th century metal cornice – was added above the rose window in the 21st century. On either side of the central bay, the north and south bays are identical, featuring replacement

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1455665637

Page 1

(Primary Contact)

windows set within pointed arch openings on the first floor, and elongated, narrow pointed arch, paired windows on the second floor. A single-bay annex is attached to the south elevation of the building. The three-story annex (ca. 1930) is clad in replacement brick with raised stone banding. It contains a secondary entry beneath a modern, rough-stone, pointed arch surround and modern casement windows. Alterations include replacement windows and doors; modified roofline with replacement materials; third story addition; and the loss of character-defining features tied to a 20th century fire which gutted the building and destroyed the original roof. No flood mitigation measures are evident. (See Building Attachment)

The Vestry was originally constructed in 1894 for the First Dutch Reformed Church. The church acquired land on the 800 block of Bloomfield Street that had been previously leased to the Young Men's Christian Association by the Hoboken Land and Improvement Company. The previous building was razed, and in 1894, the final house of worship for the First Dutch Reformed Church was erected. In 1919, a fire at the Admiral Benson Club at 818 Washington Street -- which adjoined the church at its rear -- gutted the First Reformed Dutch Church. The church was rebuilt; however, despite these efforts, the congregation of the First Reformed Dutch Church appears to have struggled to maintain the property. Hence, it was transferred to the First Church of Christ Scientist in 1931, and remained under the congregation's ownership until around 2005. In 2008, after over a century of use as a religious property, the sanctuary was sold to private developers for conversion into a luxury condominium building named the Vestry, which opened in 2013. (See Property Eligibility Worksheet)

The Vestry at 827-831 Bloomfield Street is a locally-designated resource (8/15/2012), and a key-contributing resource to the National Register-eligible Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017). Despite the Vestry's status as a key-contributing resource to the Hoboken Historic District, a thorough assessment of exterior and interior modifications incurred during the 20th century fire, and its adaptive reuse in the 21st century suggests that the resource lacks significant integrity for such a designation. It remains, however, a valuable resource to the local community; therefore it is recommended that the resource be more appropriately classified as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

The Vestry at 829 Bloomfield Street is sited on a midblock, rectangular parcel (Block 207 Lot 11), located on the side of Bloomfield Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west (Photograph 7). The 800 block of Bloomfield Street is a fairly intact block primarily comprised of mid-nineteenth century three-story rowhomes.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 8/15/2012

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

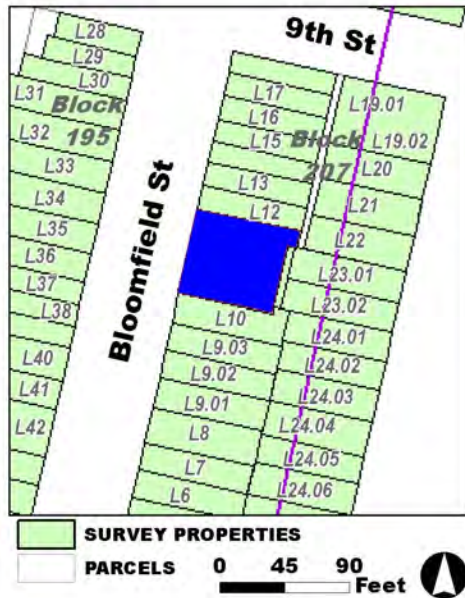
1455665637

Page 2

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 2	1978	
Google	GoogleEarth Streetview		
Hoboken Board of Trade	History of Hoboken	1907	
New York Times	"One Dead, 14 Hurt in Hoboken Blaze," December 18, 1919.	1919	
Hoboken Public Library	"First Dutch Reformed Church, now Christian Science Church, Hoboken, NJ Bloomfield Street near 8th Street."	1900	
International News Service	"Worst Fire in 20 Years Sweeps Big Hoboken Buildings," [Los Angeles Herald] December 15, 1919.	1919	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hoboken Historical Museum	"First Church of Christ, Scientist."		
Jersey Journal	"Deserving of Help," December 17, 1919.	1919	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
New York Daily Tribune	"100 Homeless, One Dead in Hoboken Fire," December 16, 1919.	1919	
Abernathy, Melissa	Greetings from Hoboken: A Postcard History.		
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
American Red Cross	"The News Letter, Atlantic Division, Vol. II, No. 47."	1919	
Monmouth Inquirer	"New Jersey State Briefs," December 25, 1919.	1919	

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1455665637

Page 3

(Primary Contact)

Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904
Associated Press	"Big Hoboken Fire," [Perth Amboy Evening News] December 15, 1919.	1919
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891
Hudson County	Deeds, var.	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891
The National Catholic War Council	"Bulletin," vol. 1, no. 2.	1919
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909
Heaney, John J.	The Bicentennial Comes To Hoboken	1976

Additional Information:

HPC LIST ID: 138

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR:)

NOTES: 829 Bloomfield Street, Church

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Hoboken Historic District Boundary Increase

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 2/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

(Primary Contact)

1455665637

BUILDING ATTACHMENT

Common Name: The Vestry

Historic Name: First Church of Christ Scientist; First Protestant Reformed Dutch Church

Present Use: Residential, permanent

Historic Use: Institutional, religious assembly

Construction Date:

Source:

**Construction
Start Date:**

**Construction
End Date:** 1894

Style: Romanesque Revival

Vernacular Style?

Form: Other

Physical Condition: Unknown

Type:

Remaining Historic Fabric: Low

Roof Finish Materials: Unknown

Stories: 3

Exterior Finish Materials: Brick, Running Bond

Bays: 4

Exterior Description:

The Vestry, originally known as the First Reformed Dutch Church and later the First Church of Christ Scientist, is located at 829 Bloomfield Street. It is a three-story, four-bay, Romanesque Revival-style sanctuary constructed in 1894 (Photograph 1). The freestanding building, converted to residential use in the 21st century, is clad in yellow brick with light, rough stone accents and banding, and is fronted by a modern iron areaway fence. It is composed of a three-bay original block and a single-bay annex to the south. The main block features a central bay separated from symmetrical, flanking bays by raised pilasters with stone and copper-topped turrets. The pilaster immediately south of the main entrance contains the original granite datestone of the First Reformed Dutch Church bearing the inscription "FRD Church A.D. 1894;" a later concrete datestone marked "1930" indicates the year that the First Church of Christ Scientist assumed ownership of the sanctuary, and is located on the north side of the pilaster, above the original datestone (Photograph 2).

The central bay contains the deeply recessed main entrance, composed of a replacement double-leaf door set into the original opening with a smooth stone surround and rough stone infill. It sits beneath a shiplap infilled, pointed arch window, accented by a rough stone surround. The whole entrance is set with a steeply gabled vestibule that projects from the façade, fronted by modern, raised stone cheek walls (Photograph 3). Within the central bay, the first floor is separated from the upper floors by a band of four small, circular windows. A large stained glass, rose window with wooden muntins dominates the upper stories. Surrounded by two layers of header brick banding, the focal point of the Vestry sits beneath a second, rough-stone, pointed arch which is set atop cushion capitals with incised floral detailing (Photograph 4). A modern third floor - clad in a metal material and situated above a mid-to-late 20th century metal cornice - was added above the rose window in the 21st century. This alteration made use of the original steep gable and with pared pointed arch windows to add more square footage to the property (See Property Eligibility Worksheet).

On either side of the central bay, the north and south bays are identical, featuring replacement windows set within pointed arch openings on the first floor and elongated, narrow pointed arch, paired windows on the second floor. A single-bay annex is attached to the south elevation of the building (Photograph 5).

Dating to around the 1930s, the three-story annex is clad in replacement brick with raised stone banding. It contains a secondary entry beneath a modern, rough-stone, pointed arch surround and modern casement windows. The annex was heavily altered during the 2013 rehabilitation.

The building was gutted by the Admiral Benson Club fire of 1919, leading to a loss of significant character-defining features, and extensive rehabilitation efforts that altered the interior and aspects of the façade. The original, front-gabled roof was entirely destroyed by the fire and rebuilt as a flat roof, accented by a steep gabled parapet; the cornice line was raised and levelled; and the late 19th-century stained glass rose window was replaced. In 2012/2013, the property was modified once again to facilitate the shift to residential use. Modern alterations included extending the height of the two-story side addition to three stories; raising the roofline to accommodate an extra floor; extending the windows on the second floor; redesigning the approach to the main entry; and replacement windows and doors throughout (Photograph 6).

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

(Primary Contact)

1455665637

Interior Description:

Interior access was not available at time of survey. However, the Master Deed of 2013 includes area plans of the eight condominiums, providing insight into how the former sanctuary was divided up for the purposes of its residential conversion (HCDB 8907:124) (Photograph 7).

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Use change	2011	2013 to	Deeds; Newspapers
Rehabilitation	1919	to	Newspapers
Demolition		1919 to 1919	Newspapers

Architect/Designer::

Date form completed: 2/20/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1455665637

Page 6

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 1455665637

History:

The edifice at 829 Bloomfield Street (often noted as 827 or 827-831 Bloomfield Street) was originally constructed in 1894 for the First Reformed Dutch Church. The First Reformed Dutch Church of Hoboken was established in 1850, and quickly settled in a temporary chapel on Fifth Street before moving to a more permanent location on the west side of the 500 block of Hudson Street in 1855 (Hufnagle and Hexamer 1856; Heaney 1976; History of Hoboken 1907:52-53) (Figures 1, 2). In 1891, the First Reformed Dutch Church purchased a large parcel on the 800 block of Bloomfield Street previously leased to the Young Men's Christian Association by the Hoboken Land and Improvement Company (HCDB 532:119) (Figure 3). The previous building was razed, and in 1894, the final house of worship for the First Reformed Dutch Church was erected at 829 Bloomfield Street (Figures 4, 5).

The new edifice, constructed in the Romanesque Revival style, towered above the predominantly residential streetscape of the 800 block of Bloomfield Street (Figure 6). Though unattached to rowhouses to the north, and sited next to an undeveloped lot to the south, the First Reformed Dutch Church was nonetheless part of a densely developed area (Figure 7). In 1918, the church property became directly adjoined to a wooden clubhouse at its rear. The clubhouse was constructed at 818 Washington Street for the Admiral Benson Club by the National Catholic War Council (Sun and New York Press [SNYP], December 16, 1919). This connectivity would become a critical source of the church's destruction a year later, when a fire erupted at the clubhouse on the windy morning of December 15, 1919 (The New York Times [NYT], December 16, 1919). With the yellow pine-framed building "burning like a torch," the First Reformed Dutch Church and other surrounding properties quickly caught the blaze (NYT, December 16, 1919; National Catholic War Council Bulletin, 1919) (Figure 8).

The Admiral Benson Club fire of 1919 - attributed to faulty electrical wiring sparking near woodwork - ultimately led to on death, displacement of 50-100 families, and an estimated \$250,000-\$1,000,000 in property damage (NYT December 16, 1919; SNYP December 16, 1919; New York Daily Tribune [NYDT], December 16, 1919). Firemen were slow to contain the blaze due to the dense urban development, wind tossing sparks onto neighboring properties, and even the reported "explosions of souvenir shells brought from France" (The Monmouth Inquirer, December 25, 1919). The damage escalated further with the collapse of the roof of the First Reformed Dutch Church, which spread sparks further throughout the 800 blocks of Bloomfield and Washington Streets (NYDT December 16, 1919) (Figure 9). The First Reformed Dutch Church was ultimately "doomed" by the events of December 15, 1919, destroyed almost in its entirety (Perth Amboy Evening News, December 15, 1919). According to one report in the Jersey Journal:

"Of those who sustained material damage in the Hoboken fire it is doubtful if any were hit harder than the members of the First Reformed Church, whose edifice on Bloomfield Street was destroyed. The congregation is not a wealthy one, and at time it has not been an easy task to make both ends meet. By the dint of devote effort, however, the members of the church managed to save enough to clear the church debt recently. The mortgage had hardly been cancelled when the fire took place that left the church building a mass of ruins" (Jersey Journal, December 17, 1919).

There is little information on the rebuilding efforts; however, the church appears to have been restored by the First Reformed Dutch Church shortly after the fire. Though the roof, original windows, and interior were lost, the edifice appears to have been remarkably intact, down to the paired openings in the steeply pitched gable. Original openings survived, stonework details remained, and the character-defining pilasters and columns - though now missing their original turrets - still stood. It appears that the church rebuilt its missing parts around its surviving features, rather than reconstructing from the ground up. Despite these efforts, the congregation of the First Reformed Dutch Church appears to have struggled to maintain the property, and ceded the sanctuary about a decade after the fire to First Church of Christ Scientist, which would go on to purchase the entire property in 1931 for \$39,000 (HCDB 1762:188) (Figures 10, 11).

The First Church of Christ Scientist remained at 872-831 Bloomfield Street for nearly 75 years before vacating the property around 2005 (Hoboken Historical Museum). In 2008, after over a century of use as a religious building, the sanctuary was sold to one development LLC in 2008 for \$1,700,000, and another in 2011 for \$1,500,000 (HCDB 8796:467, 8907:124). Interior demolition began soon after the second sale, and by 2013, the former First Reformed Dutch Church was rebranded as The Vestry, an eight-unit luxury residence worth approximately \$557,000 to \$1,115,000 per unit (Hoboken Historical Museum; Hudson County, var.) (Figures 12, 13, 14). Local architect Dean Marchetto, who has worked several adaptive reuse projects in Hoboken including the Norwegian Church at 1225 Willow Avenue (Property ID:1455665637) and the Abbey (formerly Saint Paul's Episcopal Church; Property ID:) at 816-820 Hudson Street, led the conversion to residential housing at The Vestry.

Statement of Significance:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1455665637

Page 7

(Primary Contact)

Background research and field investigation of The Vestry at 829 Bloomfield Street determined that the resource is not associated with events that have contributed to broad patterns of local or regional history, or with persons significant in the past (Criterion A and B, respectively). Furthermore, two significant rehabilitation campaigns have stripped the resource of its architectural integrity, compromising the building's ability to convey distinctive characteristics of a type, period, or method of construction (Criterion C). Nor is there evidence to suggest that the property may be likely to yield information to history or prehistory (Criterion D). As such, The Vestry is not recommended eligible for individual listing on the National and New Jersey Registers of Historic Places. The resource does, however, still merit its existing local designation (8/15/2012), and contributes to the overall significance of the Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017).

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D
Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Vestry at 829 Bloomfield Street is a locally significant resource that reflects the importance of early immigrant congregations in the City of Hoboken. It is undeniably a former religious resource, legible in a number of features, including the rose window and the narrow, pointed-arch windows. However, years of alterations to the building's form, materials, and use have permanently distorted the original design built by First Reformed Dutch Church in 1894. The resource no longer resembles even its secondary iteration, as it was rebuilt after the fire of 1919 for the First Church of Christian Scientist. In the 21st century, it was further altered when it was converted into multi-family, residential housing. These extensive alterations have diminished the integrity of design, materials, workmanship, and feeling, which, in turn, affect the resource's ability to convey the integrity of association. Overall, the Vestry at 829 Bloomfield Street does not meet the criteria for listing on the New Jersey or National Registers of Historic Places.

Total Number of Attachments: 1

List of Element Names: Building

Narrative Boundary Description:

The boundary of the Vestry is defined by its legal tax parcel (0905-207-11). It is bounded by Bloomfield Street to the west and the distinct, privately-owned parcels to the north (0905-207-12), east (0905-207-31; 0905-207-32), and south (0905-207-10).

Date Form Completed: 3/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

(Primary Contact)

1455665637

CONTINUATION SHEET

Property ID: 1455665637

Property Name: The Vestry
Address: 829 Bloomfield Street

Chain of Title:

Address: 829/827-831 Bloomfield Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
5/15/1891	Hoboken Land and Improvement Co.	First Protestant Reformed Dutch Church of Hoboken, the Minister, Elders and Deacons	532:119	\$1	n/a
1/8/1931	First Protestant Reformed Dutch Church in Hoboken	First Church of Christ Scientist, Hoboken, N.J.	1762:188	\$39,000	A.J. Albert, W.C. Hughes, and H.L. Troeger acting elders and deacons
7/24/2008	First Church of Christ Scientist, Hoboken, N.J.	Typrop Bloomfield Street	8578:208	\$1,700,000	n/a
6/9/2011	Typrop Bloomfield Street, L.L.C.	827 Bloomfield St. Terrace, LLC	8796:467	\$1,500,000	n/a
4/24/2013	827 Bloomfield St. Terrace, LLC	var.	8907:124	n/a	Master Deed for Vestry Condominiums; 8 residential units in a rehabilitated three-story church

Survey Name: Hoboken City Architectural Survey 2018 Date: 3/21/2019
Surveyor: Samantha Kuntz (surveyor, preparer)
Organization: AECOM

CONTINUATION SHEET

Property ID: 1455665637

Photographs:



Photograph 1. Front façade of the Vestry at 829 Bloomfield Street, view east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1455665637



Photograph 2. View of the two datestones north of the main entrance; the lower, granite stone refers to the First Dutch Reformed Church (congregation founding and date of construction) and the higher, concrete stone marked “1930” refers to the year that the First Church of Crist Scientist took residence.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1455665637



Photograph 3. View of the modified entrance to the vestry.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1455665637



Photograph 4. View of the Vestry's stained glass rose window, a replacement to the stained glass window destroyed by the 1919 Admiral Benson Club fire. This particular version likely dates to around the 1920s and was restored during the residential conversion.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1455665637



Photograph 5. View of the annex, looking northeast from Bloomfield Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1455665637



Photograph 6. Modifications to the side elevation during the 2011-2013 rehabilitation, view east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1455665637



Photograph 7. Interior floor plans showing the division of the church into eight luxury residential units (Source: Master Deed).



Photograph 8. Streetscape of the 800 block of Bloomfield Street, view northeast with the Vestry situated to the right.

CONTINUATION SHEET

Property ID: 1455665637

Maps and Figures:

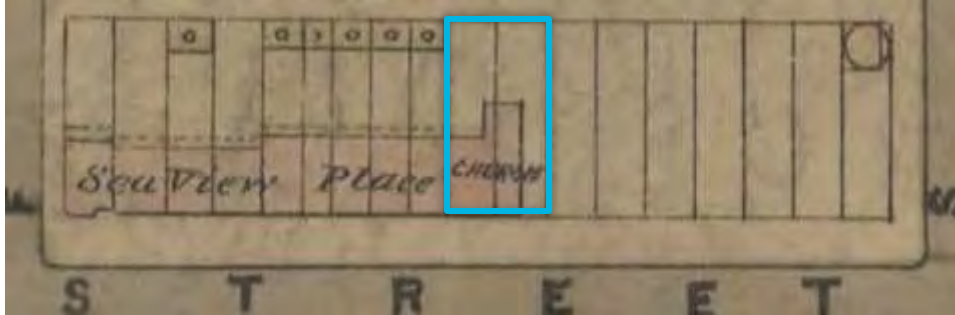


Figure 1. An early location of the First Dutch Reformed Church on the west side of Hudson Street, between Fifth and Sixth Streets, as shown on Hufnagel and Hexamer's *Map of the City of Hoboken situated in the County of Hudson, New Jersey*, 1856 (reproduced by Spielmann & Brush, 1881) (Source: Hoboken Historical Museum).

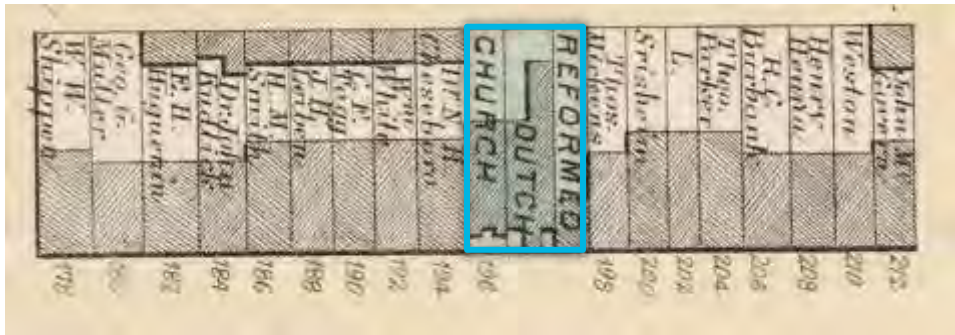


Figure 2. The early Hudson Street location in 1873, as shown in G.M. Hopkins' *Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans*, Plate D (Source: David Rumsey Historical Map Collection).

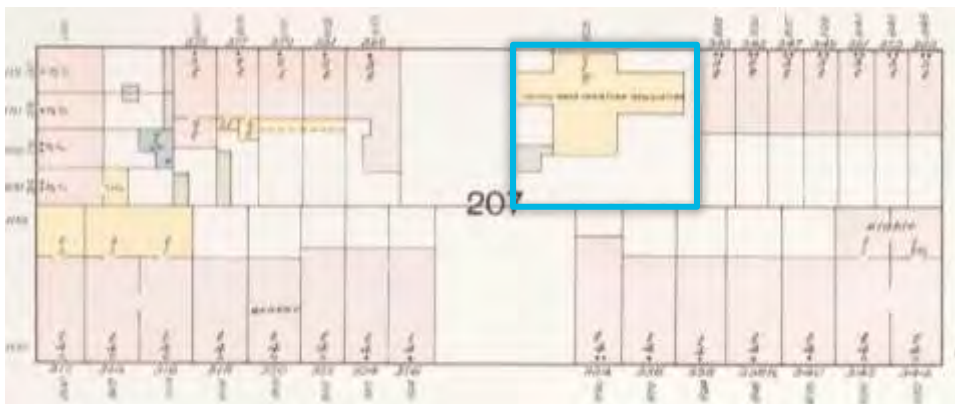


Figure 3. Future site of the First Dutch Reformed Church (1894) on Bloomfield Street, occupied by the Young Men's Christian Organization in 1891 as recorded by the *Insurance Maps of Hudson County New Jersey*, Vol. 7, by the Sanborn-Perris Map Co., sheet 10 (Source: Princeton University).

CONTINUATION SHEET

Property ID: 1455665637



Figure 4. Photograph of the First Dutch Reformed Church in 1900, looking northwest from Bloomfield Street (Source: Rutgers University Libraries).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1455665637



Figure 5. View of the First Dutch Reformed Church as depicted in Hughes and Bailey's *City of Hoboken, New Jersey, 1904* bird's eye view (Source: Library of Congress; Historic Map Works).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1455665637



Figure 6. Front elevation view of the First Reformed Dutch Church ca. 1907 (Source: Hoboken Board of Trade, *History of Hoboken* 1907:p60).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1455665637

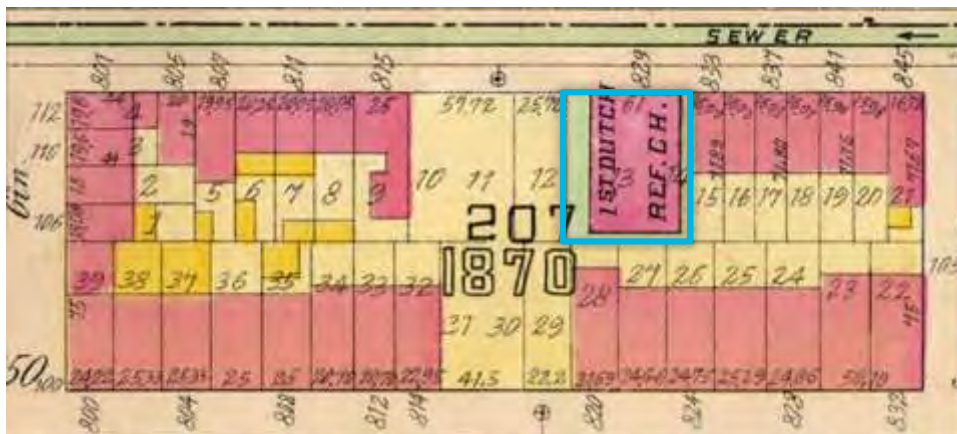


Figure 6. View of the new location of the First Dutch Reformed Church in G.M. Hopkins' *Atlas of Hudson County 1909*, Vol. 2, Plate 5 (Source: Hoboken Historical Museum).



Figure 8. The Hoboken Fire Department at work in December 1919, after a fire at the Admiral Benson Club on Washington Street spread west and gutted the First Dutch Reformed Church (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: 1455665637



RUINS OF THE FIRST
REFORMED CHURCH
AND THE ADMIRAL
BENSON CLUB IN HO-
BOKEN.

Below: Red Cross Volunteers
Serving Coffee and Sand-
wiches.
—Photos reprinted by per-
mission of the New York
Herald.

Figure 9. Images of the efforts to extinguish the 1919 fire; note the shell of the First Dutch Reformed Church in the upper photograph (Source: *The Red Cross Newsletter*, vol. 2, no. 47, December 1919).

CONTINUATION SHEET

Property ID: 1455665637



Figure 10. The first notation of the First Church of Christ Scientist at the site of the former First Dutch Reformed Church, as well as the one-story side addition, in Sanborn's *Insurance Maps of Hudson County, New Jersey, Hoboken*, Vol. 7, Plate 48, in 1932, (revised from 1906 edition) (Source: NJ State Library).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: 1455665637



Figure 11. Documentation from the 1978 *Hoboken New Jersey: A Physical and Society History, Vol. 2* (Source: NJ HPO).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

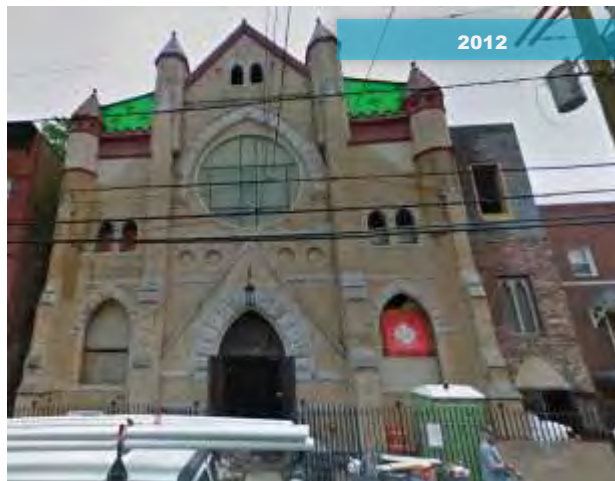
CONTINUATION SHEET

Property ID: 1455665637



Visible Modifications

- Additional floors added to south elevation addition
- Elongated second floor windows
- Additional floor added to main block (see openings in gable)
- Replacement windows
- New front entry
- Uncovered stained glass within circular window
- Balcony added to modified roofline
- Street plantings



Figures 12, 13, 14. Adaptive reuse of the structure, as seen through Google Streetview from 2007-2016 (Source: Google).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/21/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

PROPERTY REPORT

Property ID: **-1470738880**

Property Name: Sea Bright Apartment Building; Alfred Stieglitz Residence
Address: 500 Hudson ST
Apartment #:
Ownership: Private
ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	216.01	37

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

500 Hudson Street is a five-story, two-bay, Italianate-style building constructed ca. 1860. The building is clad in brick, and the facade faces Hudson Street, and features an off-center main entrance with a decorative wood surround. The front door is accessed by a short brick stoop that features modern wrought iron railings. An original cast iron areaway fence runs along the front facade and the side elevation fronting Fifth Street. Fenestration includes one-over-one, double-hung, replacement sash, set mostly within original window openings. Windows feature stone sills and brick jack-arched lintels. Some of the window openings have been partially infilled with brick to accommodate smaller windows. A pent roof runs along the perimeter of the building between the first and second floors. The pent roof features heavy brackets along the facade, and over a side entrance located off of Fifth Street. This side entrance is accessed by a brick stoop, and features a recessed double-door, capped by a transom, and original cast iron railings with newel posts. Brick belt courses occur between all floors, and the facade features inset window bays with brick corbelling. The windows on the facade consist of paired and ribbon windows in the southern bay, and single windows in the northern bay. The side elevation features a five-story projecting bay clad in stucco. Original iron fire escapes are also present on the side elevation. The flat roof is accented by a decorative cornice with heavy brackets. Alterations include replacement window sash and doors, and the partial infilling of some of the windows. No exterior flood mitigation measures are evident. (See Building Attachment)

Constructed ca. 1860 as a multi-family residential building, this property originally had an address of 178 Hudson Street. The property first

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

-1470738880

Page 1

(Primary Contact)

appears in the 1863-1864 Hudson City Directory, and lists a Samuel H. Brefelder, and no other occupants, at this location. Subsequent city directories list multiple occupants at this address. The building is depicted on an 1873 atlas as being owned by a W.W. Shippen (Hopkins 1873). At this time, the west side of the 500 block of Hudson Street was fully developed, and consisted of a row of similar buildings with a large building, the Reformed Dutch Church, situated near the middle of the block. The east side of the block included Stevens Institute, and Hudson Square, a park along the Hudson River to the immediate southeast. The building is depicted in an 1881 bird's eye illustration of Hoboken, anchored on the corner of Hudson Street and Fifth Street. The illustration reveals that the block was fully developed by this time, with a row of multi-story buildings stretching north, and the prominent Reformed Dutch Church in the middle of the block (Bailey and Ward 1881). In 1885, the property was owned by John C. Stevens in the Hoboken Land and Improvement Company parcel books (HLIC 1885a). By 1891, the property's address had been changed to 500 Hudson Street, as depicted in an 1891 Sanborn-Perris map. This map shows the five-story, brick building had a tin roof, and a small shed or outhouse was located at the rear of the property, along Court Street. This map also depicts the west side of the 500 block of Hudson Street consisted of three- and four-story brick buildings, with 500 Hudson Street being the only five-story building. By this time period, the Reformed Dutch Church, was no longer extant. However, the Stevens Institute and Hudson Square survived on the east side of Hudson Street (Sanborn-Perris 1891). A 1904 bird's eye view of Hoboken shows the building at 500 Hudson Street (Hughes and Bailey 1904). This illustration also reveals that the west side of the 500 block of Hudson Street was densely developed, with a block-wide row of connected multi-story buildings, and that the former church parcels were redeveloped with rowhouses. This image also depicts the Stevens Institute and Hudson Square on the east side of Hudson Street. An atlas published in 1909 shows the same configuration depicted on the bird's eye view, but also reveals that a wood-frame structure spanning the width of the parcel had been constructed at the rear of the lot along Court Street. The building is subsequently denoted as apartments on the 1932 and 1951 revisions to a 1906 Sanborn map. These maps depict the one-story, three-bay, masonry garage connected to the rear elevation of the building that is extant today. It should be noted that the building at 500 Hudson Street was also one of many places that famous American photographer Alfred Stieglitz's family resided in Hoboken. Alfred Stieglitz was born in 1864 to German immigrant parents, and lived in Hoboken with his family until 1881, when the family moved to Germany. (See Property Eligibility Worksheet)

The building at 500 Hudson Street retains character-defining features, such as the majority of intact window openings; decorative brick work; cast iron railings and areaway fence; and the original cornice. The building contributes to the historic character of Hudson Street, and the greater Hoboken Historic District. Therefore, it is recommended that 500 Hudson Street be classified as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

500 Hudson Street is sited on a rectangular, corner parcel (Block 216.01 Lot 37), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east, and is situated among multiple single- and multi-family rowhouses along the west side of Hudson Street; the Debaun Auditorium, which historically served as the Stevens Institute; and open space on the east side of Hudson Street.

Registration and Status Dates:

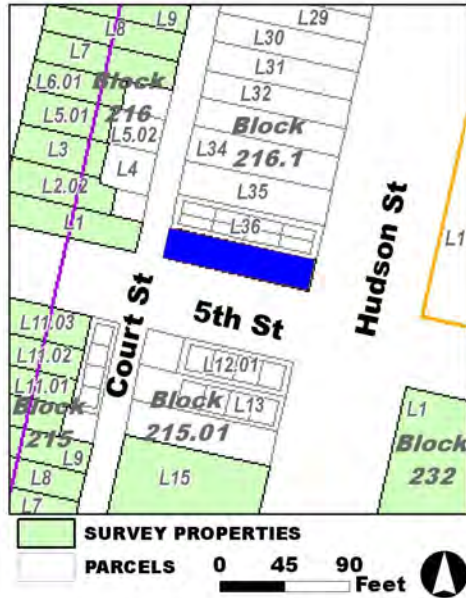
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

- Eligibility Worksheet included in present survey?
- Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018
Researcher: Mike Kenneally
Organization: AECOM

(Primary Contact)

Property ID:

-1470738880

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Drohojowska-Phip, Hunter	Full Bloom: The Art and Life of Georgia O'Keefe	2004	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hoboken Land & Insurance Co.	Hoboken Property Sheets, vol. 1	1885	

Additional Information:

HPC LIST ID: 217

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR:)

NOTES: Alfred Stieglitz home, 500 H

More Research Needed? (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

Page 4

 (Primary Contact)**-1470738880**

BUILDING ATTACHMENT

Common Name: 500 Hudson Street
Historic Name: Seabright Apartments
Present Use: Residential, permanent
Historic Use: Residential, permanent
ConstructionDate: 1860 **Source:** Mapping

**Construction
Start Date:**

**Construction
End Date:**

Style: Italianate

Vernacular Style?

Form: Apartment

Physical Condition:

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Unknown

Stories: 5

Exterior Finish Materials: Brick, Common Bond

Bays: 3

Exterior Description:

500 Hudson Street, also known as the Seabright Apartment Building, is a five-story, two-bay, Italianate-style building constructed ca. 1860. The building is clad in common bond brick, and the facade faces east toward Hudson Street (Photographs 1-3).

The first floor of the façade features an off-center main entrance set within a decorative classical wood surround featuring pilasters and an entablature. The door is accessed by a short brick stoop with modern wrought iron railings. A pair of ten-pane casement windows are adjacent to the main entrance in the northern bay of the façade, and a 20-pane fixed window is located in the southern bay (Photograph 4). These windows are replacement sash, and the openings feature stone sills and brick header lintels.

The window openings on the second floor of the façade have been altered, and now feature vinyl-sash, and multi-pane fixed and casement windows. Windows on the third through fifth floors of the facade consist of replacement, one-over-one paired vinyl-sash in the southern bay, and single windows in the northern bay. The fenestration are set within original openings featuring stone sills engaged with the brick belt courses and brick, jack-arched lintels. A pent roof runs along the perimeter of the building between the first and second floor. The pent roof is projects from the building to shelter the main entrance and a side entrance located off of Fifth Street. These projections feature heavy brackets and knee-braces to support the roof over the entrances. The side entrance is accessed by a brick stoop, and features a recessed double-door capped by a transom that is accentuated with "Seabright" written in block letters (Photograph 5). The entrance also has original cast iron railings and newel posts. A brick water table runs along the perimeter of the building between the basement level and the first floor, and brick belt courses are present between all floors. An original decorative cast iron areaway fence runs along the front facade facing Hudson Street, and along the side elevation fronting Fifth Street. Along Fifth Street, the areaway fence delineates a sunken garden-level area that provides access to the basement level of the building. The side (south) elevation features five bays including a five-story projecting bay clad in stucco.

A unique rounded-arch, stained-glass window is located in the eastern bay of the side elevation. This window features a stone sill and a soldier course brick lintel. Windows on the side elevation consist of replacement casement, and one-over-one, double-hung, vinyl-sash. Windows on the upper floors feature stone sills engaged within the brick belt courses and brick jack-arched lintels. Some of the window openings have been partially infilled with brick to accommodate smaller windows. Original iron fire escapes are also present on this elevation. The rear (west) elevation features modern fire escapes, a stucco veneer, and replacement one-over-one vinyl-sash windows set within original segmental arched window openings on the third through fifth floors, and altered, rectangular openings on the second floor.

A one-story, three-bay, masonry garage has been attached to the rear elevation. This addition was constructed ca. 1930, and features a brick veneer façade with a stepped parapet and three, wood-paneled roll-top garage doors. The building is capped by a flat roof, and is accented by a wood cornice with brackets featuring a wide overhang along the façade and the south elevation. Simple metal coping demarcates the roof line on the rear (west) elevation.

Alterations include replacement window sash and doors; alterations of original window openings; partial brick infilling of some of the windows; and the application of stucco veneer on the rear elevation and projecting bay on the side elevation. No exterior flood

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 5

Researcher: Mike Kenneally

(Primary Contact)

-1470738880

Organization: AECOM

mitigation measures are evident.

Interior Description:

The interior was not accessible at the time of survey.

Alteration Dates:

Architect/Designer::

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

(Primary Contact)

Property ID:

-1470738880

Page 6

ELIGIBILITY WORKSHEET - Properties

Property ID -1470738880

History:

Constructed ca. 1860 as a multi-family residential building, this property originally had an address of 178 Hudson Street. The property first appears in the 1863-1864 Hudson City Directory, and lists a Samuel H. Bretfelder, and no other occupants, at this location. Subsequent city directories list multiple occupants at this address. The building is depicted on an 1873 atlas as being owned by a W.W. Shippen (Hopkins 1873) (Figure 1). At this time, the west side of the 500 block of Hudson Street was fully developed, and consisted of a row of similar buildings with a large building, the Reformed Dutch Church, sited near the middle of the block. Stevens Institute, and Hudson Square, a green space along the Hudson River to the immediate southeast, were located on the east side of the block. The building is depicted in an 1881 bird's eye illustration of Hoboken at the corner of Hudson Street and Fifth Street (Figure 2). The illustration reveals that the block was fully developed by this time, with a row of multi-story buildings stretching north, and the prominent Reformed Dutch Church in the middle of the block (Bailey and Ward 1881). In 1885, the property was owned by John C. Stevens in the Hoboken Land and Improvement Company parcel books (HLIC 1885a).

By 1891, the property's address had been changed to 500 Hudson Street, as depicted in an 1891 Sanborn map. This map also shows the five-story, brick building had a tin roof, and a small shed, or outhouse, at the rear of the property along Court Street (Figure 3). At this time, the west side of the 500 block of Hudson Street consisted of three- and four-story brick buildings, with 500 Hudson Street being the only five-story building. This map also shows that the Reformed Dutch Church, depicted on the west side of the 500 block of Hudson Street in the 1873 atlas, was no longer extant, and parcels had been cleared. The Stevens Institute and Hudson Square remained intact on the east side of Hudson Street (Sanborn-Perris 1891).

A bird's eye view of Hoboken published in 1904 documents 500 Hudson Street, and its two-bay wide, five-story façade clearly visible at the corner of Hudson and Fifth Street (Hughes and Bailey 1904) (Figure 4). This illustration reveals that the west side of the 500 block of Hudson Street was densely developed with a block-wide row of connected multi-story buildings. Empty parcels where the former Reformed Dutch Church was located had been redeveloped with rowhouses. This image also depicts the Stevens Institute and Hudson Square on the east side of Hudson Street. An atlas published in 1909 shows the same configuration, but also reveals that a wood-frame structure spanning the width of the parcel had been constructed at the rear of the lot along Court Street (Figure 5). The building is subsequently denoted as apartments on the 1932 (Figure 6) and 1951 revisions to the 1906 Sanborn map. These maps also depict the one-story, three-bay, masonry garage connected to the rear elevation of the building that is extant today.

500 Hudson Street was the birthplace of famous American photographer Alfred Stieglitz, who was born January 1, 1864. His parents, Edward Stieglitz and Hedwig Ann Werner, were German-Jewish immigrants, and resided in the building at the time of their son's birth. Alfred Stieglitz and his family lived in numerous residences during their years in Hoboken, before moving to Manhattan's Upper East Side in 1871 (HHM 2019; Drohojowska-Phip 2004:53). Alfred would remain in New York City until he moved to Germany to attend school. It was during his time in Germany that he purchased his first camera, and became involved in photography. He returned to New York City in 1890, and championed photography as an art form, in addition to promoting the fine arts in general (Drohojowska-Phip 2004:56). In addition to his photography, he became well-known for his art studios in New York City, including the famous art gallery 291, located at 291 Fifth Avenue between 1905 and 1917. At 291, Stieglitz introduced avant-garde European artists to the American public, and photography as a fine art form comparable to painting and sculpture. In 1924, he married Georgia O'Keefe, an artist whom he had been promoting, and who would become an acclaimed American painter.

Statement of Significance:

500 Hudson Street does not meet the level of significance necessary for individual listing on the National or New Jersey Registers of Historic Places. Field investigations and background research have yielded no indication that the property is associated with events that have contributed to broad patterns of local or regional history. Therefore, this property is recommended not individually eligible under Criterion A. While 500 Hudson Street served as the birthplace of Alfred Stieglitz, prominent 20th-century photographer and art promoter, the apartment building was only one of numerous residences occupied by Alfred and his family during their brief period in Hoboken, before moving to New York City, and is not associated with his work as a celebrated photographer and gallerist. Furthermore, research did not reveal any association with other people of historic significance. Therefore, this property is recommended not individually eligible under Criterion B. Additionally, the property does not represent a significant example of architecture that would render it individually eligible under Criterion C. Finally, the property is unlikely to yield important information concerning history or prehistory, and is recommended not individually eligible under Criterion D. Though the resource lacks individual significance, it does contribute to the significance of the Hoboken Historic District.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

-1470738880

Page 7

(Primary Contact)

Justification of Eligibility/Ineligibility:

While this resource is associated with famous American photographer and gallerist Alfred Stieglitz, it is not associated with Stieglitz's productive life for which he is significant, and was one of many residences in Hoboken within which the family resided for seven years in Hoboken before relocating to New York City. Stieglitz's productive life for which he is celebrated occurred in New York City. Furthermore, the apartment complex has been changed, including the alteration of original window openings, and does not represent a superlative nor rare example of architecture warranting individual National or State Register eligibility designation. In addition, research did not reveal that this property was associated with significant historical events, and it is unlikely that the property would yield significant historic or pre-historic information.

Total Number of Attachments: 1

List of Element Names: Apartments

Narrative Boundary Description:

The boundary of 500 Hudson Street is defined by its legal tax parcel (0217-216.01-37). It is bounded by Hudson Street to the east, Fifth Street to the south, Court Street to the west, and the adjacent parcel boundary to the north.

Date Form Completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

(Primary Contact)

Property ID:

-1470738880

Page 8

CONTINUATION SHEET

Property ID: -1470738880

Property Name: 500 Hudson Street

Address: 500 Hudson Street

Photographs:



Photograph 1. 500 Hudson Street's primary elevation, view west from Hudson Street.

CONTINUATION SHEET

Property ID: -1470738880



Photograph 2. 500 Hudson Street's primary elevation and south elevation, view northwest from intersection of Hudson Street and Fifth Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Melanie Fueschel (surveyor); Michael Kenneally (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1470738880



Photograph 3. 500 Hudson Street's south elevation and rear (west elevation), showing one-story garage attachment, view northeast from Fifth Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Melanie Fueschel (surveyor); Michael Kenneally (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1470738880



Photograph 4. Detail of 500 Hudson Street's main entrance, view west from sidewalk of Hudson Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Melanie Fueschel (surveyor); Michael Kenneally (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1470738880



Photograph 5. Detail of 500 Hudson Street's side(Fifth Street) entrance, view north from sidewalk of Fifth Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 1/21/2019

Surveyor: Melanie Fueschel (surveyor); Michael Kenneally (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1470738880

Maps and Figures:

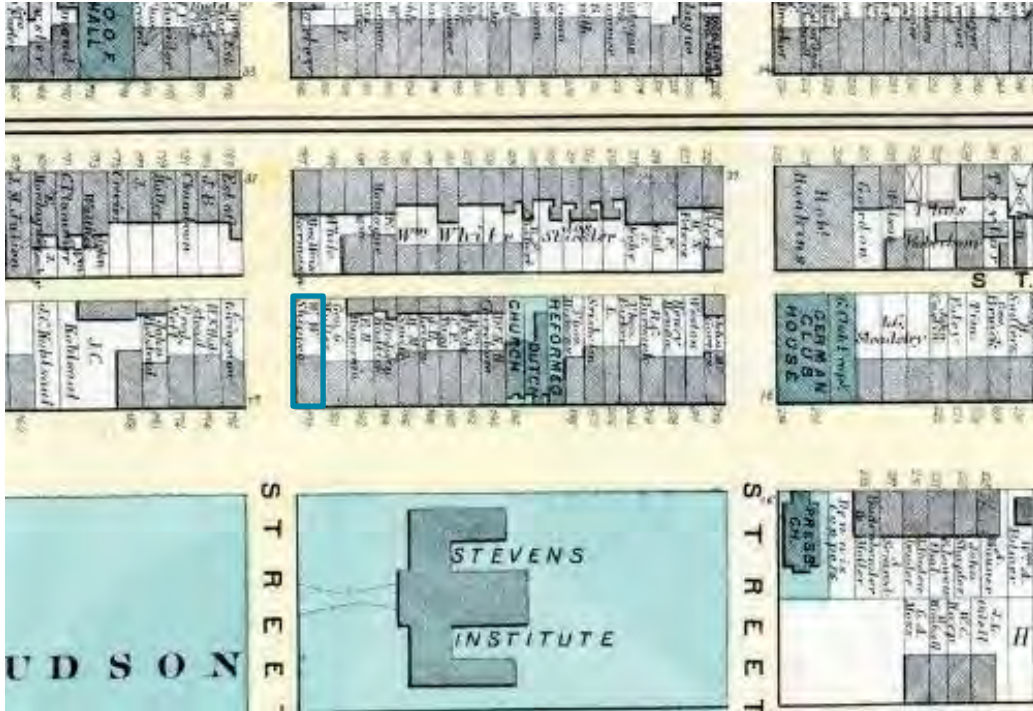


Figure 1. 1873 atlas showing 500 Hudson Street and the Stevens Institute, located to the south as depicted in G.M. Hopkins' *Combined Atlas Of The State Of New Jersey and the County of Hudson from actual Survey* (Source: David Rumsey Historical Map Collection).



Figure 2. View of a 500 block of Hudson Street and surrounding area in the *Hoboken 1881 Bird's Eye View* by O.H. Bailey & A. Ward (Source: Library of Congress; Historic Map Works).

CONTINUATION SHEET

Property ID: -1470738880

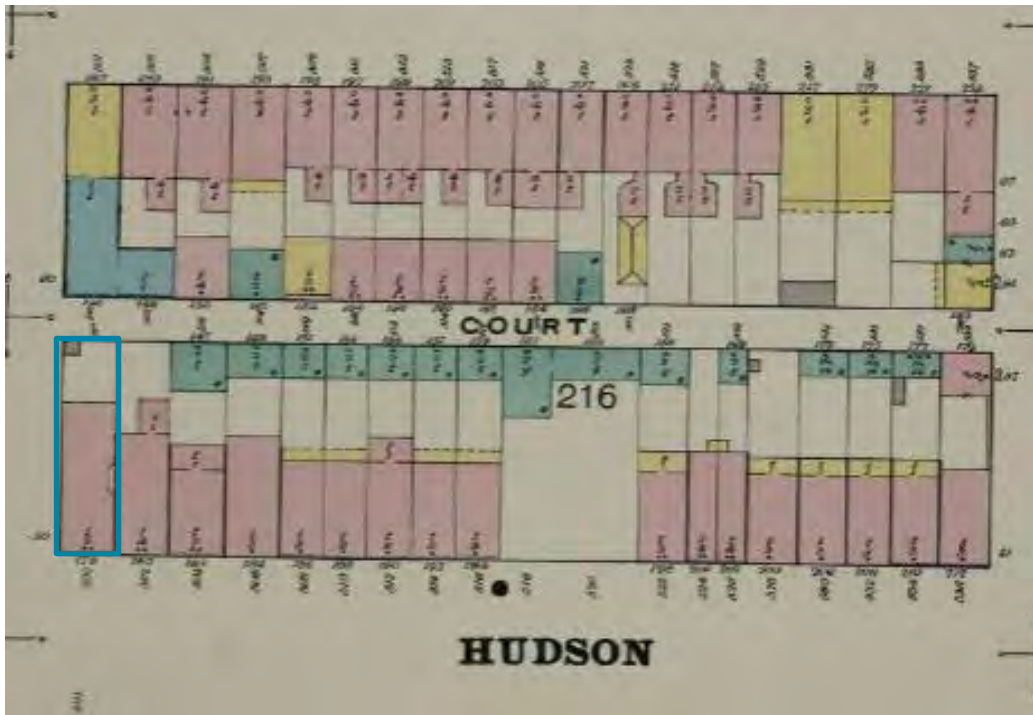


Figure 3. The 500 block of Bloomfield Street (west side) as recorded by the *Insurance Maps of Hudson County New Jersey*, Vol. 7, by the Sanborn-Perris Map Co. in 1891 (Source: Princeton University).



Figure 4. Hughes and Bailey's *Hoboken 1904 Bird's Eye View*, showing densely developed 500 block of Hudson Street and river front park areas. (Source: Library of Congress; Historic Map Works).

CONTINUATION SHEET

Property ID: -1470738880

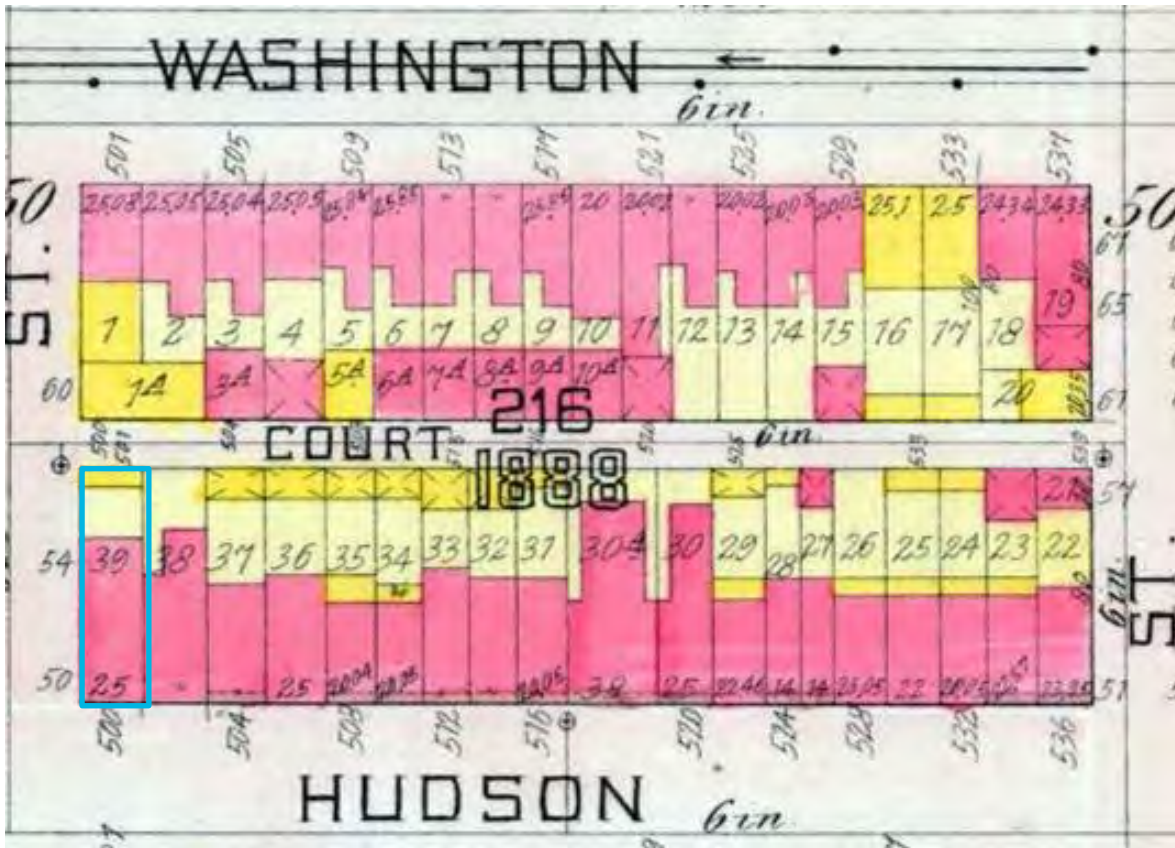


Figure 5. G.M. Hopkins' *Atlas of Hudson County 1909*, Vol. 2, showing the building footprint of 500 Hudson Street.

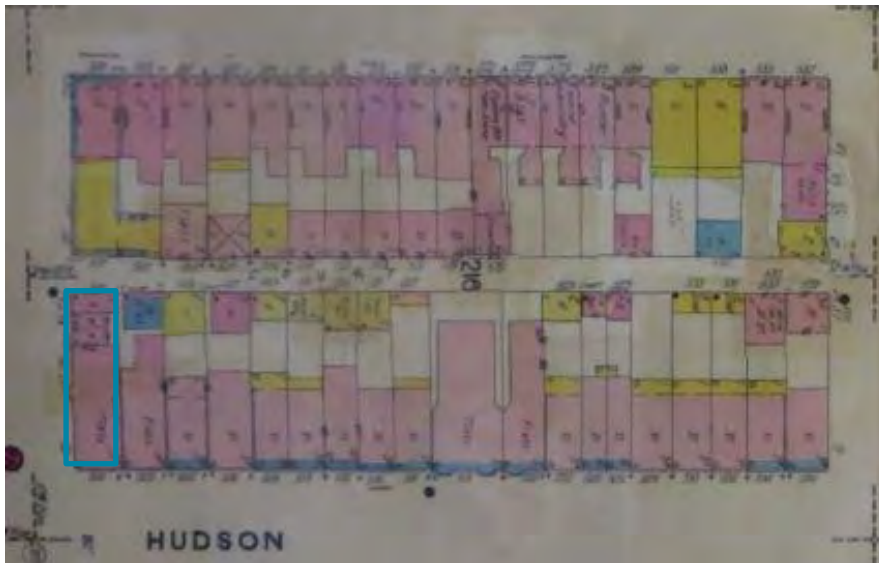


Figure 6. Sanborn's *Insurance Maps of Hudson County, New Jersey, Hoboken*, Vol. 7, in 1932, (revised from 1906 edition) (Source: NJ State Archives).

PROPERTY REPORT

Property ID: **-1591085019**

Property Name: The Marguerite **Ownership:** Private
Address: 106-108 11th ST **Apartment #:** **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Marguerite, at 106-110 11th Street (also known as 106 11th Street), is a five-story-and-basement, three-bay, Classical-Revival style apartment building constructed ca. 1893 and clad in brick. The facade (south elevation) features a centrally-located entrance bay flanked by full-height bay windows that highlight the building's verticality. Ornamental wrought iron fire escapes with curved railings extend between the bay windows at the upper floors. The ground floor includes basement windows and a secondary, garden-level entry beneath the front stoop. The primary entrance is approached by a set of concrete steps with non-original brick cheek walls with concrete caps and topped by wrought iron handrails. The entry is set within an arched opening and composed of original or early, full-glass, double-leaf wood and glass doors topped by a semi-circular transom that includes gold-foil address numbers. The original wood paneled jamb is intact. The entry includes a classically-inspired stone door surround with engaged pilasters. Fenestration consists of one-over-one, double-hung sash vinyl windows set within the original openings. The flat roof is accented by a wood or metal cornice with regularly-spaced inset panels; a half-shell cartouche rises from the center of the cornice. Additional decorative features include heavy stone banding between floors; thin ribbons of rusticated stone belt coursing beneath window openings at each floor; inset brick panels between floors; decorative molded brick along the fifth floor; and a bracketed and pedimented wood cornice above the bay windows. A photograph from a 1978 survey indicates little change to the facade in the intervening years. Common bond brick and randomly-spaced window openings with one-over-one, double-hung replacement sash can be seen on a portion of the exposed side (east) elevation. Alterations include removed roofline finials; replacement front stoop; and replacement sashes. No exterior flood mitigation measures are apparent. (See Building Attachment)

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

-1591085019

Page 1

(Primary Contact)

The property at 106-110 11th Street was originally part of the Elysian Fields portion of the Stevens family property in Weehawken/Hoboken. The area was developed in the 1880s and 1890s, with the neighboring Columbia Club (Property ID# 234102910) constructed in 1891, and the apartment building at 106 11th Street constructed ca. 1893. Named the Marguerite, it is first depicted in a 1904 bird's eye view of Hoboken. It underwent a conversion from a 10-unit- to 20-unit-building in 1929, and was used as an unlicensed rooming house in the 1950s. After the murder of a resident in 1975, the building was shut down due to repeated code violations. Completely renovated into a 16-unit-building in 1982, it continues as an apartment complex. (See Property Eligibility Worksheet)

The Marguerite apartment building at 106-110 11th Street (also known as 106 11th Street) has undergone significant interior alterations, but the facade retains architectural integrity as a late-19th century apartment building despite minor alterations. It retains character-defining features such as its centralized entry containing double-leaf wood and glass doors with a semi-circular transom; full-height bay windows capped by pediments; decorative cornice; and half-shell cartouche on the roofline. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that the Marguerite apartment building at 106-110 11th Street be classified as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

106-108-110 11th Street is sited on a parcel (Block 246 Lot 2), located on the north side of 11th Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south along the wide boulevard of 11th Street, which is lined with shade trees and features a foliated median. It is bounded to the west by the Columbia Club building and to the east by the mixed-use structures fronting on the commercial corridor of Washington Street.

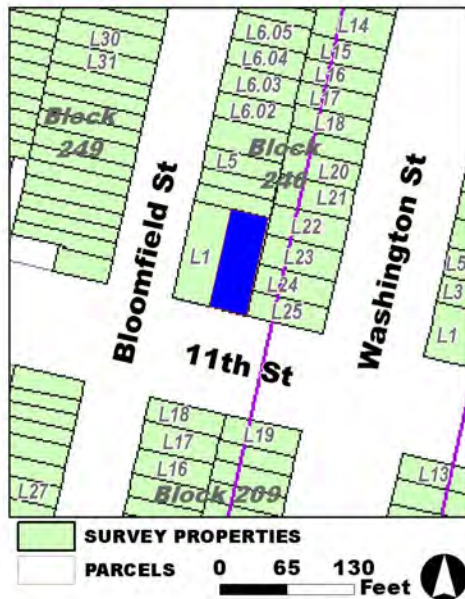
Registration and Status Dates:

National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

- Eligibility Worksheet included in present survey?
- Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Researcher: Emily P. Everett
Organization: AECOM

(Primary Contact)

Property ID:

-1591085019

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Jersey Journal	"Real Estate Activities," December 4, 1940, 17.	1940	
Jersey Journal	"Robber Gets 10-15 Years in Prison," July 26, 1963, 8.	1963	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Hoboken Land & Improvement Company	H. L. & I. Co. Hoboken Vol. 2. Property Sheets, 1885	1885	
Jersey Journal	"Hoboken Fire Kills One, Injures Three," March 6, 1965, 1, 9.	1965	
Jersey Journal	"Hoboken Youth Waits Jury Action," August 15, 1964, 2.	1964	
Ice and Refrigeration	"Situation Wanted as Engineer"	1893	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hudson County	Deeds, var.		
Jersey Journal	"Tenement called unfit for humans," July 19, 1975, 14.	1975	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Jersey Journal	"Real Estate Activities," December 2, 1940, 15.	1940	
Jersey Journal	"Hoboken Brick Apartment Sold," November 30, 1940, 5.	1940	
Jersey Journal	"Man, wife held in drug charge," [Hoboken edition], July 19, 1974, 10.	1974	
Jersey Journal	"Two Arrested in Hoboken On Stolen Property Count," [Hoboken edition], September 21, 1967, 1.	1967	
Evening Journal	"Mgr. Kelly Won't Serve as Executor" May 15, 1907, 6.	1907	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Evening Journal	"John C. Carr's Illness," October 27, 1900, 4.	1900	
North Hudson Driving Park Association	"Notice to Contractors," June 3, 1890, 4.	1890	
Moresmere Federal Savings & Loan Association	"Moresmere S&L gives loans of \$6 million for six projects, [Newark Star-Leger] May 8, 1987, REM section, 8.	1987	
New York Times	"Race Track Man in Asylum," October 28, 1900, 5.	1900	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
R. L. Polk & Co.	R. L. Polk & Co.'s Jersey City, Hoboken and Bayonne Directories 1918	1918	
Jersey Journal	"J. Bernstein Sells Home on Kensington Av.," June 28, 1929, 7.	1929	
Jersey Journal	"Hoboken may close 'house of complaints'," [North Hudson-Hoboken edition] July 19, 1975, 1, 5.	1975	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Jersey Journal	"Hoboken To Amend City Code," [Hoboken and All-County edition] January 25, 1954, 1.	1954	

Survey Name: Hoboken City Architectural Survey 2018**Property ID:**

Page 3

Researcher: Emily P. Everett (Primary Contact)**-1591085019****Organization:** AECOM

R. L. Polk & Co.	Polk's Jersey City, Hoboken and Hudson County Directory	1915
Real Estate Record and Builders Guide	"Out Among the Builders"	1894
Jersey City News	"Funeral of John C. Carr," January 23, 1902, 1.	1902
Boyd, W. Andrew	Gopsill's Jersey City, Hoboken, West Hoboken, Union Hill and Weehawken Directory, 1892-'93	1892
Jersey Journal	"Real Estate Activities," December 3, 1940, 19.	1940
Shaw, William H.	History of Essex and Hudson Counties, New Jersey	1884
Jersey Journal	"Activity in Hoboken R. E.," January 21, 1946, 15.	1946
Jersey Journal	"Vacate rule is upheld by Vitale," August 21, 1975, 8.	1975
Buffalo Commercial	"The Gut's Big Four"	1900
Kratz, Allen W.	National Register of Historic Places Nomination, "Hoboken Free Public Library and Manual Training School, Hoboken, New Jersey"	2012
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909
Jersey Journal	"Plans Approved," July 20, 1929, 20.	1929

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-21U-H-BA / FAC_NAME: / YR:)

NOTES:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1	Building	0	Bridge
0	Structure	0	Landscape
0	Object	0	Industry

Historic District ?

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

Page 4

(Primary Contact)

-1591085019

BUILDING ATTACHMENT

Common Name: 106 11th Street

Historic Name: The Marguerite

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1893 **Source:**

Construction Start Date: **Construction End Date:**

Style: Renaissance Revival Vernacular Style?

Form: Apartment **Physical Condition:** Unknown

Type: **Remaining Historic Fabric:** High

Roof Finish Materials: Unknown **Stories:** 5

Exterior Finish Materials: Brick, Running Bond **Bays:** 3

Exterior Description:

The Marguerite apartment building at 106-110 11th Street (also known as 106 11th Street) is located mid-block on the north side of 11th Street, between Washington Street to the south and Bloomfield Street to the north. The building's classical detailing is accentuated by the formal, tree-lined boulevard of 11th Street that extends from Elysian Park north to Willow Avenue (see Photograph 2).

The Marguerite is a five-story-and-basement, three-bay, Renaissance-Revival style apartment building constructed ca. 1893 and clad in brick. The building's facade features a centrally-located entrance bay flanked by full-height bay windows that highlight the building's verticality (see Photograph 1). Ornate wrought iron fire escapes with curved railings extend between the bay windows at the upper floors (see Photograph 4). The ground floor includes basement windows and a secondary, garden-level entry beneath the front stoop (see Photograph 6). The primary entrance is approached by a set of concrete steps with non-original brick cheek walls with concrete caps and topped by wrought iron handrails. The entry is set within an arched opening and composed of original or early, full-glass, double-leaf wood and glass doors topped by a semi-circular transom that displays the address in gold-foil. The original wood paneled jamb is intact. The entry includes a classically-inspired stone door surround with engaged pilasters (see Photograph 3). Fenestration consists of one-over-one, double-hung sash vinyl replacement windows set within the original openings. The flat roof is accented by a wood or metal cornice with regularly-spaced inset panels; a half-shell cartouche rises from the center of the cornice (see Photograph 5). Additional decorative features include heavy stone banding between floors; a thin ribbons of rusticated stonebeltcoursing beneath window openings at each floor; inset brick panels between floors; decorative molded brick along the fifth floor; and a bracketed andpedimented wood cornice above the bay windows. A photograph from a 1978 survey indicates little change to the facade in the intervening years.

Common bond brick and randomly-spaced window openings with one-over-one, double-hung replacement sash can be seen on a portion of the exposed side (east) elevation. Alterations include: removed roofline finials, replacement front stoop, and replacement sashes. No exterior flood mitigation measures are apparent.

Interior Description:

The interior was not accessible at the time of survey.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1929	to	Newspapers, deeds
Rehabilitation	1982	to	Newspaper

Architect/Designer::

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

(Primary Contact)

-1591085019

Date form completed:

3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

(Primary Contact)

Property ID:

-1591085019

Page 6

ELIGIBILITY WORKSHEET - Properties

Property ID -1591085019

History:

The Marguerite apartment building at 106 11th Street is located on land that was once part of the famed Elysian Fields, and from 1859 through the mid-1870s part of Weehawken. After this land was transferred to the City of Hoboken, development soon began in earnest. An 1881 bird's eye view of Hoboken depicts scattered development north of Eighth Street, and almost no development at all beyond the south-side of 11th Street (see Figure 1). By the time of the publication of the Sanborn-Perris Map Co.'s 1891 fire insurance atlas, houses lined many of the blocks north of 11th. Washington Street (and the site of the Marguerite) was still largely undeveloped (see Figure 2), but by the end of the 1890s, much of this area would be entirely developed (G. M. Hopkins 1873:plates C, D, E; O. H. Bailey & Co. 1881; Shaw 1884:1210; Sanborn-Perris Map Co. 1891:sheets 10-11, 16-17; Hughes & Bailey 1904).

The 35-by-95.5-foot lot at 106-110 11th Street was sold by the HL&IC to Hoboken resident John C. Carr on December 5, 1892 for \$3,000 (Hudson County Deed Book [HCDB] 587:259). Carr, a Jersey City druggist-turned-poolroom owner, had convinced prominent Hudson County residents Nick Crusius, Fred Walbaum, and Dennis McLaughlin to partner with him in starting a horse racing track at Guttenburg, New Jersey. The track prospered, earning its owners -- nicknamed the "Big Four" by the press -- substantial sums of money. Though the track's owners were politically connected, it was eventually shut down by 1894 and the Big Four were fined substantial amounts (Buffalo Commercial 1890).

The building at 106 11th Street, named the Marguerite after Carr's daughter, was occupied by June 1893. Roughly a dumbbell-shaped building, the structure's initial interior configuration is unknown (see Figures 8 and 11). In addition to its centered half-shell cartouche, early photographs indicate that the roofline was ornamented on the corners and atop the half-shell cartouche by tall finials (see Figures 5 and 6). It is likely that it was designed by Albert Beyer, of the Hoboken architectural and engineering firm Beyer & McCann, who later designed the National Register-listed Hoboken Free Public Library and Manual Training School (Property ID#: 1113305789; NR Reference #: 14000535). The firm had been involved with the design and layout of the Guttenburg racetrack, and Beyer designed brownstone apartments that Carr erected at 518 and 520 Hudson Street in 1894. Further evidence (see Figure 3) is an agreement dated April 1, 1891 recorded for the property under Beyer's partner Thomas H. McCann in the HL&IC's property sheets (Hoboken Land & Improvement Company [HL&IC] 1885a:30; North Hudson Driving Park Association 1890; Boyd 1892:101; Ice and Refrigeration 1893:483; Real Estate Record and Builders Guide 1894:373; G. M. Hopkins Co. 1909:plate 7; Sanborn Map Co. 1932:sheet 21; HCDB 1187:577; Kratz 2012:2-3).

In October 1900, Carr was institutionalized due to the effects of late-stage syphilis and died two years later. In the year leading up to his institutionalization, the property was transferred to Carr's wife Margaret C. Carr, who owned it until her death in April 1907. Between October 1914 and February 1916 the Carr children -- Grace A., Marguerite C., Alice J., and John C. Jr. sold their shares in the property to Hoboken meat merchant Herman W. Schmidt. Schmidt in turn sold the property to deli-owner Charles Damboldt in August 1919 (HCDB 736:118, 736:121, 744:222, 744:225, 1187:577, 1187:579, 1226:242, 1317:291; Evening Journal 1900b; New York Times 1900; Jersey City News 1902; Evening Journal 1907; R. L. Polk & Co. 1915:1281; R. L. Polk & Co. 1918:866).

Damboldt owned the Marguerite apartments for ten years, and it's likely that either he or Schmidt stopped using the appellation for the building. In June 1929, Damboldt sold the property to the Rap Realty Company for an undisclosed price. At the time of the sale, the building at 106 11th Street was described as a "five-story brick ten-family flat" (HCDB 1710:648; Jersey Journal 1929a). Almost immediately, Rap Realty began alterations on the structure. The number of apartments in the structure was doubled from 10 to 20, and a superintendent's quarters added. Apartments contained three rooms as well as heat, hot water, and individual tile bathrooms. During the Great Depression Rap Realty Company entered receivership, and in the liquidation of the company's assets, it was sold to the Herbill Company, Inc. through Jefferson Building & Loan Association in November 1940 (HCDB 1980:473, 1980:477, 1980:485; Jersey Journal 1929b; Jersey Journal 1940d; Jersey Journal 1940e; Jersey Journal 1940f; Jersey Journal 1940g).

In January 1946, the apartment building was sold to Alcar Realty Corp., and reportedly produced an annual income of \$8,500 for its owner through rents. Alcar Realty in turn sold the property to Agra Realty Company in July 1949, which attempted to operate a rooming house in the building without permits. In January 1954 the company was cited for converting the apartment building into a rooming house without a permit. At the time, the Jersey Journal noted that this was not uncommon, as Hoboken had many "rooming houses, due to its location as a waterfront city and its proximity to New York City (HCDB 2148:409; Jersey Journal 1946a; Jersey Journal 1954a).

An apartment on the ground floor suffered a fire that while small, claimed the life of an occupant in March 1965. Through the 1960s and into the 1970s it was the scene of a number of arrests involving larceny, robbery, and drug charges. Additionally, it was allegedly common for residents to sit on the stoop and harass passing pedestrians. Concurrently, the building was not maintained. In April 1975 a building inspection found more than 90 code violations -- none of which were addressed by the time of a second inspection a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

Page 7

(Primary Contact)

-1591085019

month later. Finally, in July of that year, a 25-year-old resident was stabbed to death in the hallway of the building. The building, which Mayor SteveCappiello referred to as "a thorn in the city's side for some time," was declared unfit for human habitation and ordered vacated (Jersey Journal 1963a; Jersey Journal 1964a; Jersey Journal 1965b; Jersey Journal 1967b; Jersey Journal 1974a; Jersey Journal 1975h; Jersey Journal 1975i). Hoboken public Works Director Raphael P. Vitale declared that "If nothing has been done the city will also summons the owner and move immediately to have the building taken down" (Jersey Journal 1975j).

The structure remained, and Agra Realty Company was able to obtain a \$500,000 loan to finance the building's complete renovation in 1982. During this renovation, the number of units was trimmed from 21 to 16. Agra Realty Company then sold the building in March 2010 after 60 years of ownership to RCNJ Realty, Inc. That company sold the property to its present owner, 106, 11th Street, LLC in November 2015 for \$6,160,000 (Morsemere Federal Savings & Loan Association 1987; HCDB 8724:252, 9076:171).

Statement of Significance:

The Marguerite apartment building at 106-110 11th Street does not meet the level of significance necessary for individual listing on the National or New Jersey Registers of Historic Places. Field investigations and background research have yielded no indication that the property is associated with events that have contributed to broad patterns of local or regional history (Criterion A); that the property is significant for its associations with persons significant in the past (Criterion B); that the property embodies distinctive architectural characteristics (Criterion C); or that the property is likely to yield important information about history or prehistory (Criterion D).

Though the Marguerite apartment building at 106-110 11th Street lacks individual significance, it does contribute to the significance of the Hoboken Historic District (SHPO Opinion 12/23/2016; COE 01/26/2017).

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:**
A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Despite the decorative cornice, half-shell cartouche, classically-inspired door surround, and historic form and massing, the Marguerite apartment building at 106-110 11th Street conveys little historic significance. The building retains all aspects of integrity including location, setting, design, workmanship, feeling, and association. However, the building is not an exceptional example of its style, a unique building type in the city, or particularly early or late construction for this area (Criterion A). While the building has an association with locally significant race-track promoter John C. Carr and a possible association with the architectural firm Beyer & McCann, it was an investment property; it does not serve to illustrate his productive life or work. Additionally, though further research may confirm that the building was designed by Albert Beyer of the local architectural firm Beyer & McCann, it would not be the best architectural example of Beyer's work in Hoboken (Criterion B). While the exterior of the building remains as a relatively unaltered multi-family dwelling, it does not appear to possess sufficient significance otherwise (Criterion C). Finally, the property is unlikely to yield important information about history or prehistory (Criterion D). Therefore, the Marguerite apartment building at 106-110 11th Street is not recommended as individually eligible for listing on the National or State Registers.

Total Number of Attachments: 1

List of Element Names: Apartment building

Narrative Boundary Description:

The boundary for this property corresponds to the legal boundaries of the tax parcel designated as Lot 2 of Block 246 of the City of Hoboken, covering approximately 0.08 acres. It borders 11th Street to the south and is bounded on all other sides by surrounding properties.

Date Form Completed: 1/20/2009

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

(Primary Contact)

Property ID:

-1591085019

CONTINUATION SHEET

Property ID: -1591085019

Property Name: The Marguerite

Address: 106-110 11th Street

Chain of Title:

106-110 11th Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
11/2/2015	RCNJ Realty, Inc.	106 11th Street, LLC	9076:171	\$6,160,000	n/a
3/31/2010	Agra Realty Company	RCNJ Realty, Inc.	8724:252	\$1	n/a
7/5/1949	Alcar Realty Co.	Agra Realty Company	2370:350	n/a	n/a
1/14/1946	Herbill Co., Inc.	Alcar Realty, Inc.	2148:409	n/a	n/a
11/28/1940	Jefferson Building & Loan Association	Herbill Co., Inc.	1980:477	\$21,000	n/a
11/28/1940	George Wenz, Jacob Wenz, Clinton B. Snyder, fred S. Land, Carl Brummerstest, Trustees	Jefferson Building & Loan Association	1980:485	n/a	n/a
11/28/1940	Rap Realty Co., by Receiver	Jefferson Building & Loan Association	1980:473	n/a	n/a
6/26/1929	Charles Damboldt et ux.	Rap Realty Co.	1710:648	n/a	n/a
8/30/1919	Herman W. Schmidt	Charles Damboldt	1317:291	n/a	n/a
2/14/1916	John C. Carr et ux.	Herman W. Schmidt	1226:242	n/a	Sale of inherited share in property
10/6/1914	Grace A. Carr, Marguerite C. Carr, and Alice J. Carr	Herman W. Schmidt	1187:577	\$1	Sale of their inherited share in the property
10/6/1914	Grace A. Carr, executrix of Margaret C. Carr	Herman W. Schmidt	1187:579	\$27,025	Court of Chancery ordered that sale must be for minimum of \$26,500
2/24/1900	Michael Foley, widower	Margaret C. Carr	744:225	\$1	Also a property on Hudson Street
2/24/1900	John C. & Margaret C. Carr	Michael Foley	744:222	\$1	Also a property on Hudson Street
10/11/1899	Michael Foley, widower	Margaret C. Carr	736:121	\$1	Also a property on Hudson Street
10/10/1899	John C. & Margaret C. Carr	Michael Foley	736:118	\$1	Also a property on Hudson Street
12/5/1892	Hoboken Land & Improvement Company	John C. Carr	587:259	\$3,000	n/a

Survey Name: Hoboken City Architectural Survey 2018 Date: 3/5/2019
 Surveyor: Samuel A. Pickard and Emily P. Everett (preparers); Samantha Kuntz (surveyor)
 Organization: AECOM

CONTINUATION SHEET

Property ID: -1591085019

Photographs:



Photograph 1. View of the primary (south) elevation of the Marguerite apartment building at 106 11th Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samuel A. Pickard and Emily P. Everett (preparers); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1591085019



Photograph 2. View of the primary (south) elevation of the Marguerite apartment building at 106 11th Street, looking east along 11th Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samuel A. Pickard and Emily P. Everett (preparers); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1591085019



Photograph 3. View of the centered, primary entry of the Marguerite apartment building at 106 11th Street.

Survey Name: Hoboken City Architectural Survey 2018

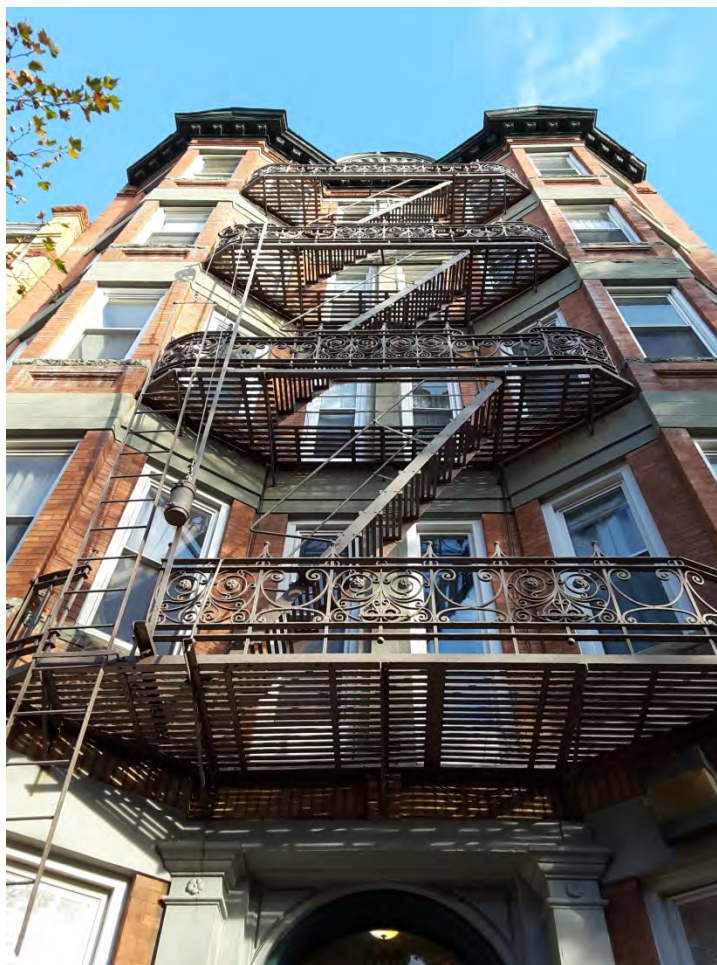
Date: 3/5/2019

Surveyor: Samuel A. Pickard and Emily P. Everett (preparers); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1591085019



Photograph 4. View of the upper floors and centralized fire escape of the Marguerite apartment building at 106 11th Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samuel A. Pickard and Emily P. Everett (preparers); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1591085019



Photograph 5. Detail view of the upper floors and cornice of the Marguerite apartment building. Note the terra cotta tiles.



Photograph 6. Street-level view of the garden level access of the Marguerite apartment building looking west.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samuel A. Pickard and Emily P. Everett (preparers); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1591085019

Maps and Figures:

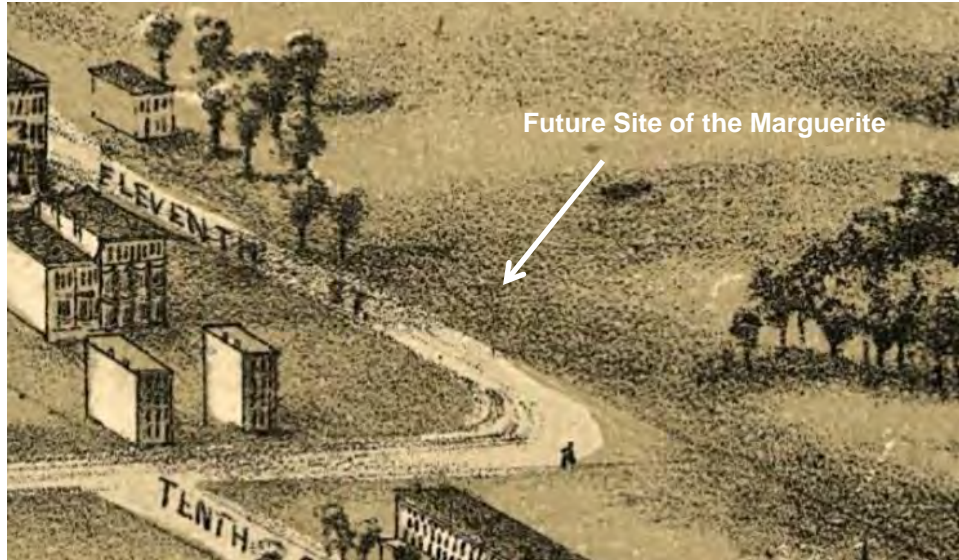


Figure 1. The future site of the Marguerite, as depicted on an 1881 bird's eye view of Hoboken by O.H. Bailey & A. Ward (Source: Library of Congress).

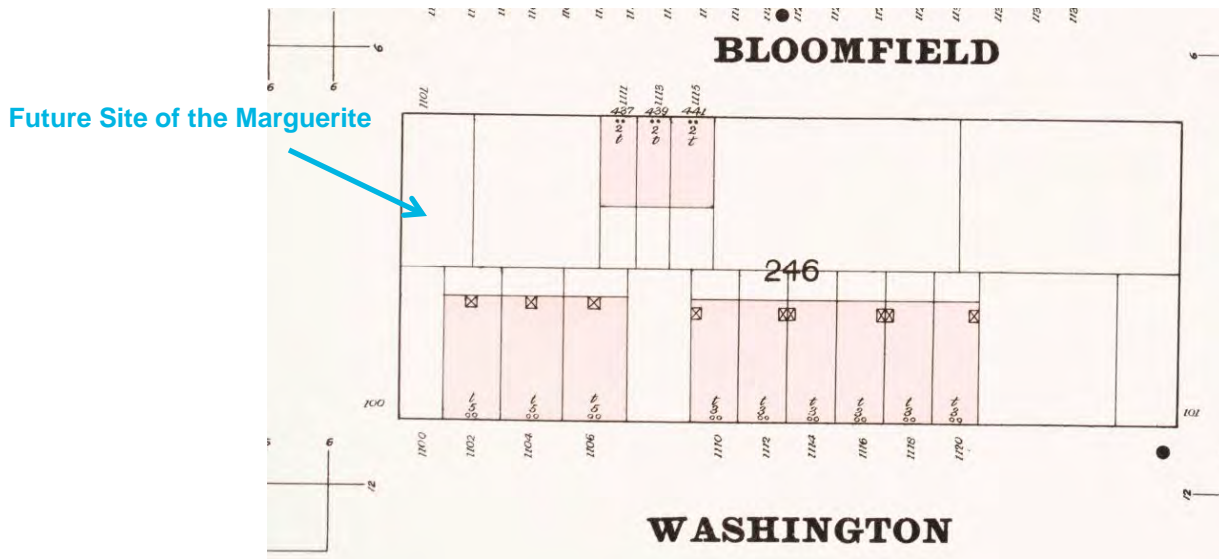


Figure 2. The future site of the Marguerite as depicted in the fire insurance atlas published by Sanborn-Perris Map Co. in 1891 (Source: Princeton University).

CONTINUATION SHEET

Property ID: -1591085019

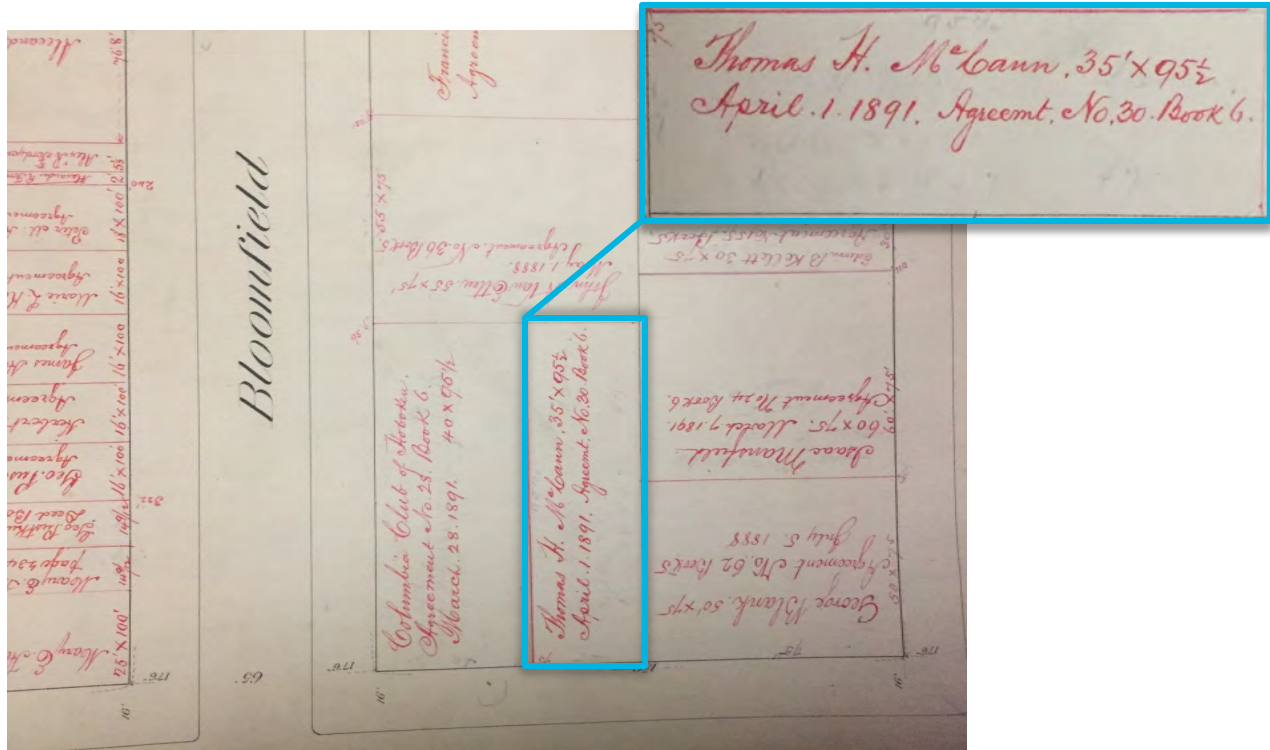


Figure 3. Lot at 106-110 11th Street depicted in vol. 1 of the HL&IC Property Sheets. An April 1, 1891 agreement with engineer Thomas H. McCann is recorded (Source: Hoboken Historical Museum).



Figure 4. The Marguerite apartment building (blue) at 106 11th Street as depicted on Hughes and Bailey's 1904 bird's eye view of Hoboken (Source: Library of Congress).

CONTINUATION SHEET

Property ID: -1591085019



Figure 5. The Columbia Club and the Marguerite apartment building at 106 11th Street depicted in the early 20th century 1873 *Souvenir of Hoboken* picture book, (Source: Hoboken Historical Museum).



Figure 6. A partially ivy-covered Marguerite apartment building seen to the right of the Columbia Club in this early 20th century postcard in the collections of the Hoboken Historical Museum. Note the finials along the roofline and atop the half-shell cartouche (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: -1591085019



Figure 7. The Marguerite apartment building (blue) in an early 20th century photograph of the Columbia Club (Source: Rutgers University).

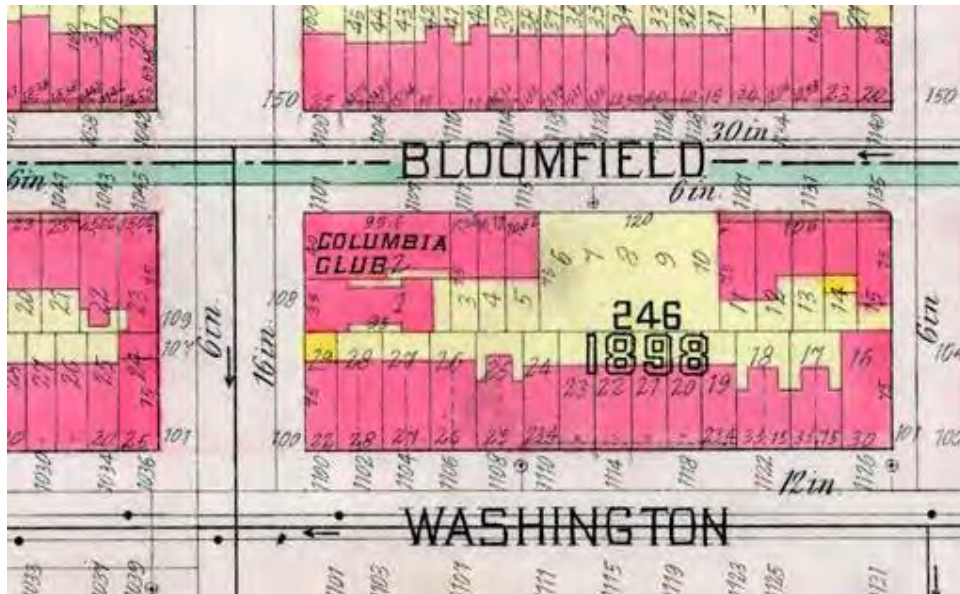


Figure 8. The Marguerite apartment building at 106 11th Street as depicted on plate 7 of G.M. Hopkins Co.' 1909 *Atlas of Hudson County, New Jersey* (Source: Historic Map Works).

CONTINUATION SHEET

Property ID: -1591085019



Figure 9. The apartments at 106 11th Street are visible in this ca. 1920 photograph of the Columbia Club building. Note the absence of the corner finials along the roofline (Source: Rutgers University).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Samuel A. Pickard and Emily P. Everett (preparers); Samantha Kuntz (surveyor)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1591085019

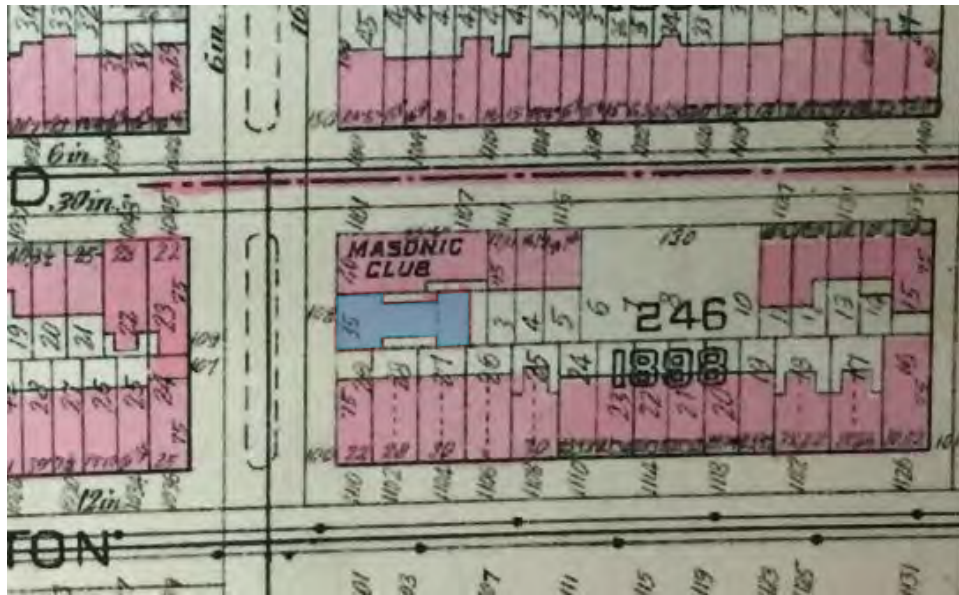


Figure 10. Apartment building (blue) at 106 11th Street as depicted on plate 7 of G.M. Hopkins Co.'s 1923 *Atlas of Hudson County, New Jersey*. This atlas was published during Charles Damboldt's ownership (Source: Hoboken Historical Museum).

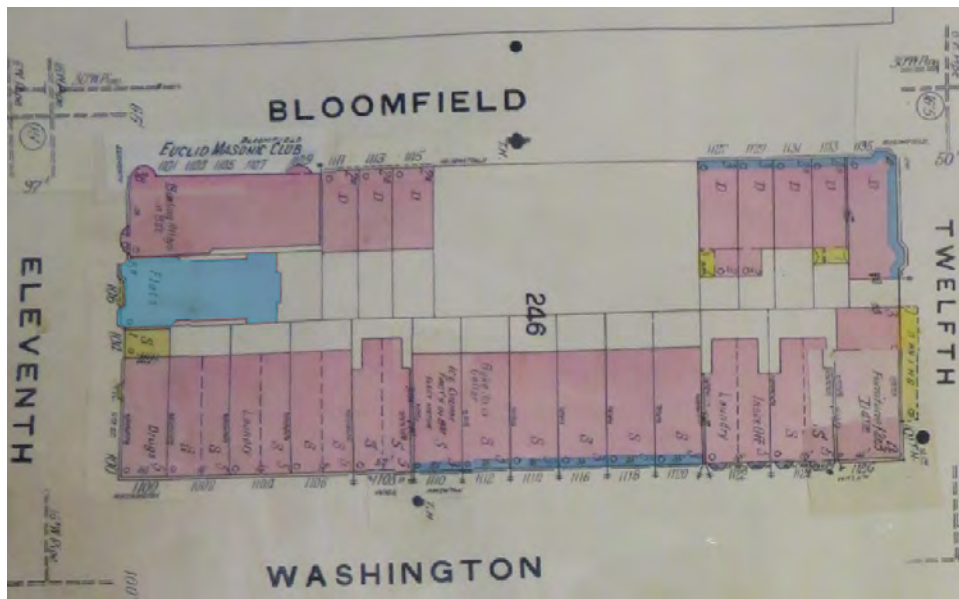


Figure 11. The apartment building (blue) at 106 11th Street as depicted in the 1932 revision of the 1906 fire insurance atlas published by the Sanborn Map Co. By this time, the building had undergone a conversion from a 10-unit structure to a 20-unit structure (Source: New Jersey State Library).

CONTINUATION SHEET

Property ID: -1591085019

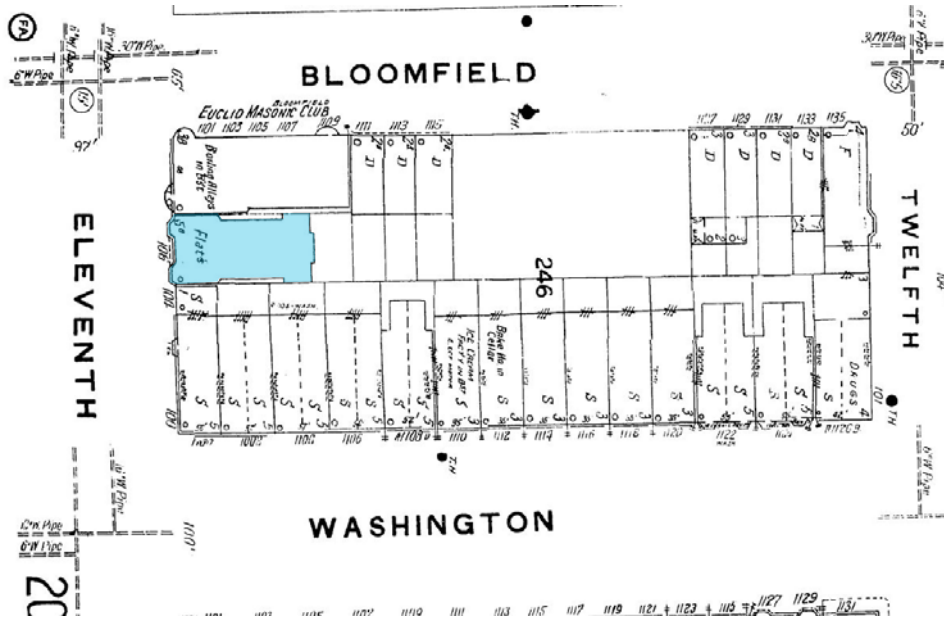


Figure 12. The apartment building (blue) at 106 11th Street as depicted in the 1951 revision of the 1906 fire insurance atlas published by the Sanborn Map Co. (Source: New Jersey State Library).

ornamental keystones on the second floor; rectangular windows topped with decorative panels on the third floor; round arched windows with molded surrounds and small keystones on the fourth floor; and rectangular windows separated by ornate incised panels featuring round cartouches on the fifth floor. A single ornately bordered, round window is located at the top corner of the building. Additional detailing throughout the facade includes pilasters with Corinthian capitals; wave pattern banding; carved swags; and a denticulated beltcourse. The flat roof is accented by a low concrete wall, replacing the original decorative balustrade. Alterations include replacement windows and doors; transom infill on the fourth floor; and the modified roofline. No exterior flood mitigation measures are evident. (See Building Attachment)

Hudson Street south of Newark developed in the mid-19th century when the Hoboken Land and Improvement Company developed Hudson Terrace (as well the mirror image Washington Terrace) along the stretch of Hudson Street from Ferry Street (now Observer Highway) to Newark Street. By the turn of the century, influenced by the accessibility to Manhattan from the Hoboken ports, the southeastern end of the city became a hub of commercial interests -- including banking. From 1899 to 1900, the Hudson Trust and Savings Institution of West Hoboken -- under the direction of President Myles Tierney -- constructed a fireproof, Beaux Arts-style, Hoboken branch building at the site of the former end of Hudson Terrace. Hudson Trust Company (later known as Hudson United Bank) retained the property for nearly a century before selling the building at 80-84 Hudson Street to a limited liability corporation in 1995. (See Property Eligibility Worksheet)

The Hudson Trust Building at 80-84 Hudson Street is a valued aspect of the eclectic Hudson Street streetscape south of Newark Street, as well as a contributing resource to the National Register-eligible Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017). The building retains key character-defining features that convey the tenets of Beaux Arts architecture such as decorative patterns, keystones, and stonework; the symmetric façade; and monumental entrances. It can be seen as a local landmark, defining the intersection of Hudson and Newark Streets with its grand scale and curved corner entry. As such, it is recommended that The Hudson Trust Building at 80-84 Hudson Street retain its classification as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

Hudson Trust Company Building is sited on a corner parcel (Block 210.01 Lot 19), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The freestanding building is oriented with its primary elevation facing east. Located at the northwest corner of the intersection of Hudson Street and Newark Street near the historic ferry terminal, the monumental corner property is surrounded by late 19th and early 20th century commercial, institutional, industrial, and residential development (Photograph 8).

Registration and Status Dates:
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey? Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

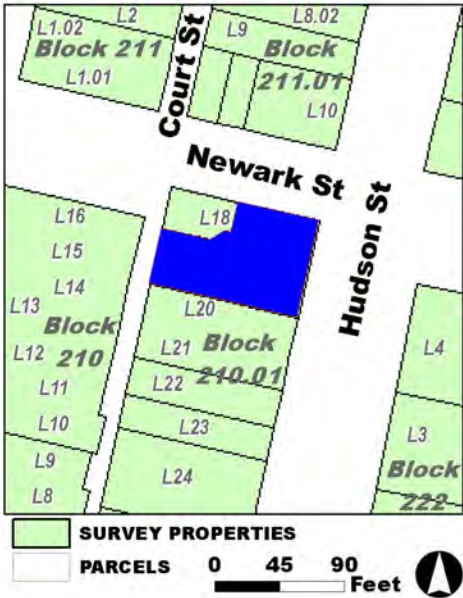
Organization: AECOM

(Primary Contact)

Property ID:

-1681450154

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Researcher: Samantha Kuntz
Organization: AECOM

(Primary Contact)

Property ID:

-1681450154

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Evening Journal	"Hoboken Real Estate," September 2, 1899.	1899	
Hudson County	Deeds, var.		
Cutter, William Richard	American Biography: A New Cyclopedia, Vol 9.	1921	
Abernathy, Melissa	Greetings from Hoboken: A Postcard History.		
Hoboken Board of Trade	History of Hoboken	1907	
Hoboken Historical Museum	"Sepia-tone photo of foundation preparation and concrete forms on the north end of the site for the Fabian Theatre, Hoboken, Jan 3, 1928."	1928	
Evening Journal	"Puck Sells His Property," September 1, 1899.	1899	
Myers, William Starr	Prominent Families of New Jersey Vol. 1.	1940	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hoboken Historical Museum	"B+W photo of the Hudson Trust Company, southwest corner of Newark & Hudson Sts., ca. 1906."	1906	
Carnegie Estate Records of Cumberland Island	"Carnegie Estate Records of Cumberland Island, AC 69-501M, Series V: Lucy C. Carnegie, the Hudson Trust Company, and William E. Page Records. Georgia Dept. of Archives and History." Archival Abstract.		
Evening Journal	"Record of Aug. 2 1899: Conveyances-Hoboken," August 2, 1899.	1899	
Evening Journal	"Trust Co. To Build," June 19, 1899.	1899	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Hoboken Historical Museum	"Souvenir of Hoboken, N.J.: Photo-gravures. Brooklyn: The Albertype Co.; A. Wittmann; Lischke, Hoboken; n.d. (circa 1902-1905)."	1902	
Jersey City News	"Hoboken Bank Row?", January 1, 1900, 2.	1900	
New York Dawn	Hoboken Illustrated	1909	
Hoboken Historical Museum	"Postcard: Hudson Trust Co. Building, Hoboken, N.J. Dated on back 1911."	1911	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hoboken Historical Museum	"B+W photos, 12, of Hoboken streets, buildings, banks, churches, ca. 1976"	1976	
Evening Journal	"Hudson Trust Co.'s New Home," September 28, 1899.	1899	
Hoboken Historical Museum	"Postcard: Hudson Trust Company Building, Hoboken, N.J., Postmarked 1908."	1908	

Additional Information:**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM**Property ID:****-1681450154**

Page 4

 (Primary Contact)

HPC LIST ID: 158

PARCEL DATA (BLDG_DESC: 6B-C-1U / FAC_NAME: / YR:)

NOTES: Hudson Trust Co., now retail/comm -51 Newark Street

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1	Building	0	Bridge
0	Structure	0	Landscape
0	Object	0	Industry

Historic District ?

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

-1681450154

Page 5

BUILDING ATTACHMENT

Common Name: Hudson Trust Building

Historic Name: Hudson Trust Building Company Building; Hudson Trust and Savings Institution; Hud

Present Use: Commercial, office activity - private business

Historic Use: Office activity, non-commercial

ConstructionDate:

Source:

Construction Start Date: 1899

Construction End Date: 1900

Style: Beaux Arts

Vernacular Style?

Form: Semi-Detached

Physical Condition: Good

Type:

Remaining Historic Fabric: Medium

Roof Finish Materials: Unknown

Stories: 5

Exterior Finish Materials: Stone, Ashlar

Bays: 5

Exterior Description:

Situated on the northwest corner of the intersection of Hudson and Newark Streets, the Hudson Trust Building at 80-84 Hudson Street is a five-story, five-bay, Beaux Arts-style symmetrical building constructed in 1900 (Photograph 1). The unique building in the City of Hoboken - distinguished in part by its rounded, monumental corner entrance - is clad in rusticated stone on the first floor with distinct, smooth stone patterning at each of the upper stories. Each story of the two primary facades (east and north) is distinguished from the others by decorative stonework banding, including: a simple raised band between the first and second floors; a band with an incised wave motif between the second and third floors; recessed panels with incised details between the third and fourth floors; and a raised, denticulated band between the fourth and fifth floors (Photograph 2). The building originally featured a roofline balustrade with solid sections; however, the balustrade was either replaced or covered with the current parged low wall. The building fronts both Newark Street to the north and Hudson Street to the east and is fronted by an original wrought iron areaway gate with unique starburst finials on the eastern elevation.

A main entry faces out to the intersection of the two streets, fronted by a fanned stone stoop and modern wrought iron stoop rails (Photograph 3). It is composed of a modern steel and glass, double-leaf door set into the original round arched opening. The classical, round arch, stone surround is decorated with egg-and-dart molding, capped with a foliated bracket, and supported by pilasters. It is situated beneath a rounded, balustraded balcony held up by unfluted Doric columns, and topped with a non-original, copper clock. A secondary street-level entrance is located at the westernmost bay of the north elevation, composed of a double-leaf, wood and glass paneled door with a molded wood jamb and a wood framed fanlight with wrought iron detailing (Photograph 4). This more modest stone surround includes inset panels and a foliated bracket supported by pilasters. It is located beneath a heavy stone portico with a flat, overhanging roof, supported by unfluted Doric columns. Two additional entries are located facing Hudson Street; the southernmost window on the first floor of the east elevation has been adapted into an entrance with modern steel and glass doors and a garden-level entry is located below street level.

Distinctive fenestration helps to define the individual aesthetic of each story. The first floor contains fixed, replacement, single-pane windows with round arch transoms set within a double banded stone surround with voussoirs. The second floor contains segmentally arched, double-hung, horizontal panes set into molded surrounds with foliated brackets; the raised stone banding which characterizes this level also extends into surround. The third floor contains double-hung, horizontal panes in a simple surround topped with decorative panels. The fourth floor, similar to the third, contains double-hung, horizontal panes set into round arch openings with accompanying (though infilled) fanlights, molded surrounds, and small brackets. On both the third and fourth floors, the central window bays are marked by fluted pilasters with Corinthian pilasters. Finally, the fifth floor contains double-hung, horizontal panes separated by ornate incised panels featuring round and oval cartouches. The central bays of the top three stories on each primary façade are slightly recessed, creating an exception to the fenestration patterns where outermost bays contain simplified versions of the cited openings. A single ornately bordered, round window is located at the top corner of the building.

The west and south elevations, not originally visible from the street level, are largely unadorned. Each contains a number of replacement, double-hung, horizontal pane windows (Photograph 5). Projecting from the east elevation is a one-and-a-half story, five-bay, rear annex facing east toward Court Street (Photograph 6). The annex is clad in brick with rusticated stone banding above and

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 6

Researcher: Samantha Kuntz

(Primary Contact)

-1681450154

Organization: AECOM

below a single row of fenestration. While two of the three openings are infilled with brick, the remaining openings contain horizontal pane windows with sturdy metal sashes covered by heavy metal bars. The roofline is accented by brick corbelling beneath a crenellated parapet with brick filled embrasures.

Though largely intact, the Hudson Trust Building features alterations undertaken in the latter half of the 20th century. The current double-hung, horizontal panes and transom infill seen throughout the building were not added until around the 1980s, along with the steel and glass doors of the main entry. Ground level fenestration was likely replaced closer to the turn of the 21st century, around which time the southernmost window bay of the first floor was adapted into a secondary entrance. Timing of the loss of the original balustrade - the most striking modification to the Beaux Arts building - is unknown; however, based on historic photographs, it appears to have occurred in the mid-century (Photograph 7).

Interior Description:

Interior access was not available at time of survey.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Use change		1995 to 1995	Deeds; Newspapers

Architect/Designer::

Type:	Name:	Person/Firm Description:
Builder	Myles Tierney	Builder

Date form completed: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

-1681450154

Page 7

ELIGIBILITY WORKSHEET - Properties

Property ID -1681450154

History:

The building at 80-84 Hudson Street was built in 1900 for the Hudson Trust and Savings Institution of West Hoboken, which organized in 1890 with Samuel Bayard Dod as its first president. Per its moniker, the banking institution (which later became the Hudson Trust and Savings Institution and Hudson United Bank) was originally headquartered in West Hoboken, operating out of an office at 614 Spring Street. It opened its first Hoboken branch in the First National Bank building, located on the southeast corner of the intersection of Hudson and Newark Streets, the following year (Myers 1940:286; Sanborn 1891:7). The company grew rapidly through the last decade of the 19th century and within ten years of its establishment the Hudson Trust and Savings Institution reported a capitalization of \$1,000,000 - ten times the initializing capital from 1890 (Myers 1940:286). Amidst its financial success, the company sought out a secondary Hoboken location to construct a new headquarters (Evening Journal, June 19, 1899; Myers 1940:286).

In 1899, directors of the Hudson Trust and Savings Institution selected three lots on the southwest corner of the intersection of Hudson and Newark Streets - directly across the street from their original branch location - to construct the new headquarters. At the time, however, the auspicious site at "one of the best business corners in Hoboken" already contained buildings associated with Hudson Terrace, a circa 1850 housing development that encompassed the entire east side of Hudson Street's unit block (Hufnagle and Hexamer 1856; Bailey and Ward 1881; Evening Journal, September 28, 1899) (Figure 1). So well established was this site that it was known locally as "Donovan's Corner." According to one report from the Evening Journal:

"Hudson Trust and Savings Institution has secured one of the finest corner properties in Hoboken, on which it is intended to erect a magnificent new building, which will be the headquarters of the institution. The property embraces the three-story brick building known as 'Donovan [sic] Corner,' at the southwest corner of Hudson and Newark streets, and two houses on Hudson Street immediately joining on the south. These buildings will be torn down and a large building erected on the site." (Evening Journal, June 19, 1899).

The Hudson Trust and Savings Institution purchased the already developed lots from namesake Charles A. Donovan for \$43,000 in 1899 (Evening Journal, August 3, 1899). Their development plans were delayed, however, by a single tenant of the existing buildings - Carl Puck. Puck reportedly held a seven year lease for his saloon within one of the buildings and refused to terminate the agreement (Evening Journal, September 1, 1899). Undeterred, the banking institution released phased plans to develop the first two-thirds of the new headquarters around Puck's building, completing development after his lease expired (Evening Journal, September 2, 1899). This approach proved unnecessary, as Puck agreed to vacate his lease after the release of these plans - and the promise of \$12,500 from the banking institution (Evening Journal, September 2, 1899). After securing full rights to develop the land at the southwest corner of Hudson and Newark Streets, the Hudson Trust and Savings Institution began demolition in September of 1899 (Evening Journal, September 2, 1899).

Construction of the new headquarters began shortly after the existing buildings were demolished. With estimates ranging from \$125,000 to \$200,000 (approximately \$3.79 million to \$6 million in 2019 dollars), the Hudson Trust Building quickly rose at the corner of Hudson and Newark Streets (Evening Journal, September 2, 1899, September 28, 1899). The five-story, fireproof building of Fox Island granite and Indiana limestone opened in May 1900, under the direction of new bank president Myles Tierney, a prominent local contractor, contractor of the Hoboken Land and Improvement Company building, and Vice President of the Hackensack Water Company (Cutter 1921:177) (Figure 2). The ground floor held the vaults and resources for banking services while the upper four floors contained approximately 60 office suites and a modest conference room known as the Director's Room (Evening Journal, September 28, 1899; Myers 1940:286) (Figures 3, 4). Though the architect is unknown, the monumental building served as an expression of the banking institution. The Beaux Arts architectural style spoke to the growing success of the company and helped its ambitions manifest (Figures 5, 6, 7, 8). According to one report, "this office supplied the city of Hoboken with its first trust company," even though it was predated by the First and Second National Banks and (Myers 1940:286; Hoboken Board of Trade 1907:65).

After two years holding court at its flagship location, 80-84 Hudson Street, the Hudson Trust and Savings Institution of West Hoboken officially shed the founding location from its name and became the Hudson Trust Company (Myers 1940:286). It excelled in competition with Hoboken's banking cluster economy - concentrated around the unit block of Hudson Street - that included the First National Bank, the Second National Bank, the Trust of New Jersey, Hoboken Trust Company, Jefferson Trust Company, and Hoboken Savings and Banking (Hoboken Board of Trade 1907:65; Hopkins 1909:1) (Figure 9). The New York Dawn even went so far as to proclaim it "one of the indispensable financial institutions of America" (New York Dawn 1909:7). The Hudson Trust Company and building were highly regarded - despite tense competition between President Tierney and Colonel E. A. Stevens of First National Bank - and deeply interwoven in local history (Jersey City News, January 9, 1900). The Hudson Trust Company served as Andrew Carnegie's private bank and its Director's Room, though often described as small and unassuming, hosted financial and industrial

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

-1681450154

Page 8

(Primary Contact)

luminaries such as John Pierpont Morgan Sr., Charles M. Schwab, and Henry Clay Frick (Carnegie Estate Records; Hoboken Historical Museum; NYT February 18, 1902).

The Hudson Trust Company continued to grow and expand throughout the 20th century, acquiring the competing Hoboken Trust Company in 1932 and the Columbia Trust Company in 1939 (Myers 1940:286). In the 1970s, the company underwent one final name change, rebranding as Hudson United Bank (Figure 10). This name remained with the historic institution until 2006, when it was acquired by and dissolved into TD Bank. The Hudson Trust Building at 80-84 Hudson Street was not part of that transaction, however, as Hudson United Bank sold its iconic headquarters a decade prior to the same private corporation that owns and operates the commercial and retail building today (HCBDB 4841:35).

Statement of Significance:

Background research and field investigation have determined that while the Hudson Trust Building is a potentially significant local resource due to its contribution to the rise of the banking industry (and accompanying architectural styles) in Hoboken, it alone does not convey the significance of this movement. As an individual resource, the Hoboken Trust Building is not associated with events that have contributed to broad patterns of local or regional history or associated with persons significant to the past (Criterion A and B, respectively). Despite its high integrity, the style does not embody distinctive characteristics of a type, period, or method of construction (Criterion C). Nor is there evidence to suggest that the property may be likely to yield information to history or prehistory (Criterion D). As such, the Hudson Trust Building is not eligible for listing on the National and New Jersey Registers of Historic Places. The resource does, however, still contribute to the overall significance of the Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017).

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Although the Beaux Arts-style building is a notable feature of the Hudson Street landscape, one which recalls the historic cluster economy of local banking institutions that no longer define the south eastern quadrant of the City of Hoboken, the building does not meet the criteria required for individual listing on the National and New Jersey Registers of Historic Places. Though many of its architectural features are intact, the integrity of design, feeling, and association are impacted by the loss of the historic balustrade along the roofline. It does retain integrity of location, setting, materials, and workmanship; however, the significance that can be attributed to these aspects of integrity does not rise to meet the criteria for listing.

Total Number of Attachments: 1

List of Element Names: Building

Narrative Boundary Description:

The boundary of the Hudson Trust Building at 80-84 Hudson Street is defined by its legal tax parcel (0905-210.01-19). It is bounded by Hudson Street to the east, Newark Street to the north, and Court Street to the west, as well as vacant lots to the northwest along Newark Street (0905-210.01-17, 0905-210.01-18) and a distinct, privately-owned parcel to the south (0905-210.01-20).

Date Form Completed: 3/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

(Primary Contact)

Property ID:

-1681450154

CONTINUATION SHEET

Property ID: -1681450154

Property Name: Hudson Trust Company Building

Address: 80-84 Hudson Street / 57 Newark Street

Photographs:



Photograph 1. View of the Hudson Trust Building at 80-84 Hudson Street, with its distinctive rounded corner entry, view southwest from the intersection of Hudson and Newark Streets.

Survey Name: Hoboken City Architectural Survey 2018 Date: 3/4/2019
Surveyor: Samantha Kuntz (surveyor, preparer)
Organization: AECOM

CONTINUATION SHEET

Property ID: -1681450154



Photograph 2. Decorative stonework on the primary façade, view east.



Photograph 3. View of the monumental entrance, now a public commercial storefront, looking southwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1681450154



Photograph 4. The secondary entrance, located on Newark Street, features a more demure application of the design principles seen in the main entrance. View southeast.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1681450154



Photograph 5. View southeast of the northern elevation. Until 2017, the northern elevation was directly adjacent to a three-story brick structure that predated the Hudson Trust Building.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1681450154



Photograph 6. A one-and-a-half-story rear annex is located on Court Street. View northeast.



Photograph 7. View of the adapted balustrade, looking southwest.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1681450154



Photograph 8. Hudson Street streetscape, view south from Newark Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1681450154

Maps and Figures:

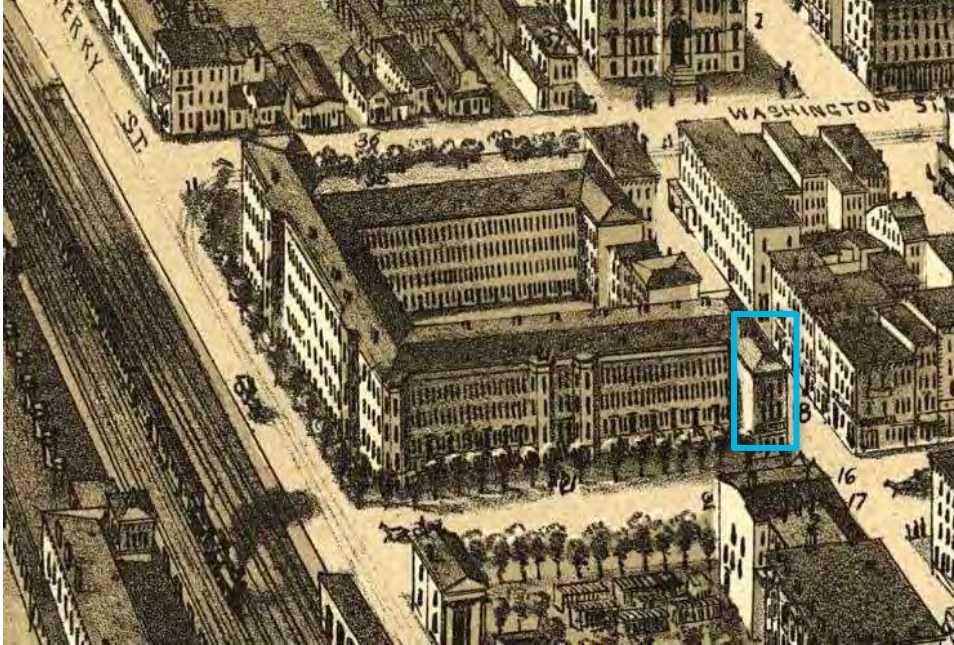


Figure 1. Original 19th century development – Hudson Terrace – at the corner of Hudson and Newark Streets prior to development of the Hudson Trust Building as seen on the 1881 bird's eye view of Hoboken by O.H. Bailey & A. Ward (Source: Library of Congress).



Figure 2. Depiction of the Hudson Trust Building at the corner of Hudson and Newark Streets in Hughes and Bailey's *City of Hoboken, New Jersey, 1904* bird's eye view (Source: Library of Congress; Historic Map Works).

CONTINUATION SHEET

Property ID: -1681450154



Figures 3, 4. “Photo-Gravures” of the Hudson Trust Building from *Souvenirs of Hoboken, N.J.*, ca. 1902-1905: (top) view of the primary façade, with east and north elevation, southeast from Newark Street and (bottom) view of the south and east elevations, northwest from Hudson Street (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1681450154



Figure 5. The Hudson Trust Building, view southwest from Hudson Street, ca. 1906 (Source: Hoboken Historical Museum).

Hudson Trust Company
Newark and Hudson Streets
Hoboken, N. J.
Spring Street and Hackensack Pl. Rd., West Hoboken, N. J.

Capital		Boxes to Rent
\$500,000		from \$5. to
Surplus & Profits		\$500. per
\$1,270,000		Annun in our
Deposits		Safe Deposit
\$13,000,000		Vaults which are
		unexcelled for
		security and
		convenience

OFFICERS

MYLES TIERNNEY, President	JAS. R. PRIGINS, Treasurer
GEO. W. BUTTS, Vice-Pres.	J. H. P. REILLY, Secretary
HAMILTON V. MERRISS, Vice-Pres.	FREDERICK W. HILLIS, Asst. Treas.
	A. T. PUPKE, Asst. Secretary

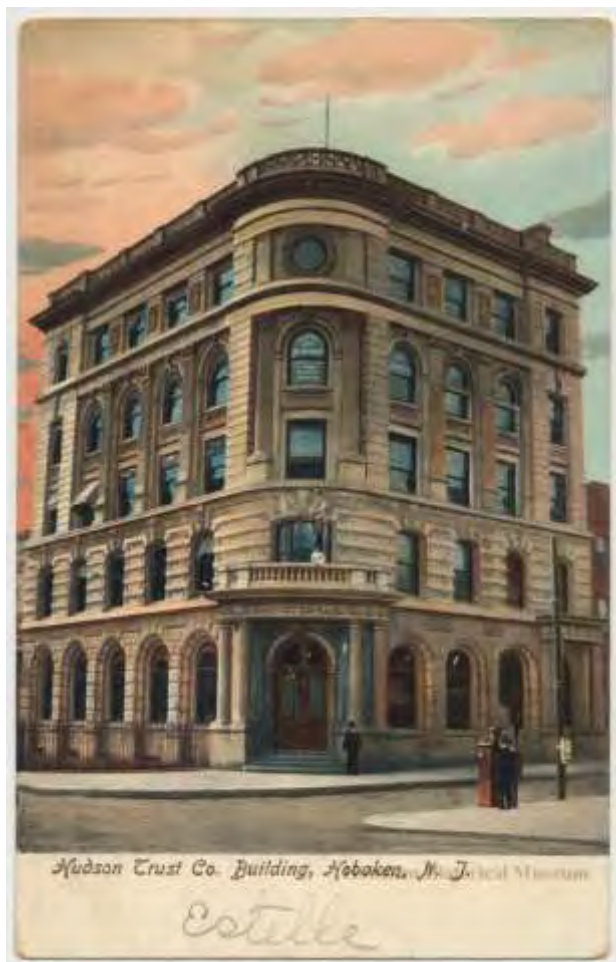
DIRECTORS

E. A. Stevens	John St. Kennedy	J. H. P. Reilly
Myles Tierney	Henry W. DeForest	John C. Tierney
Geo. W. Butts	Bradley Martin, Jr.	William Seane
Hamilton V. Merriss	Gen. F. Sauer	Wm. Pierson Hamilton
H. E. Galbreath	Wm. Branstator	Woodbury Langdon
John S. Malson	John R. Perenn	Robert W. DeForest
	Herman Simon	

Figure 6. Advertisement in the 1907 *History of Hoboken* (Source: Hoboken Board of Trade, Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: -1681450154



Figures 7, 8. Postcards of the Hudson Trust Building, ca. 1911 (left) and 1909 (right) (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

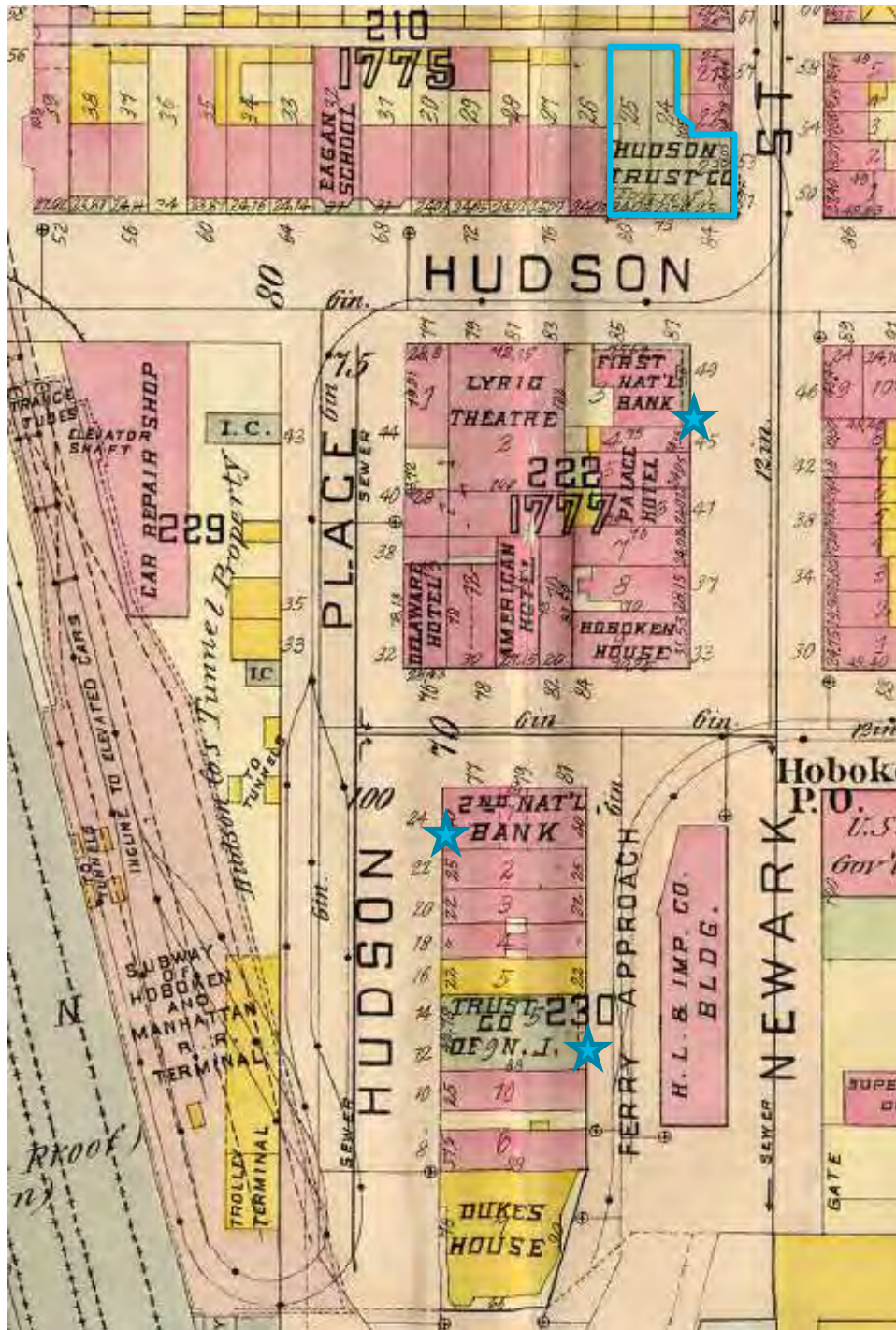
Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -1681450154



SE Hoboken Banking Cluster

- Hudson Trust Company
- First National Bank
- Second National Bank
- Trust Company of New Jersey

Figure 9. The first appearance of the Hudson Trust Building in historic maps, recorded in G.M. Hopkins' *Atlas of Hudson County 1909*, Vol. 2, Plate 1; the plate also shows the proximity of banking institutions clustered in the southeast quadrant of the city (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: -1681450154



Figure 10. View of the Hudson Trust Building in the 1970s, when the company was renamed Hudson United Bank. Despite the retained integrity, the roofline at this point had lost its characteristic balustrade (Source: Hoboken Historical Museum).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/4/2019

Surveyor: Samantha Kuntz (surveyor, preparer)

Organization: AECOM

replacement sashes. The building's flat roof is accented by a stucco frieze and simple cornice. Alterations to the building include replacement storefronts; replacement sashes; replacement entries on the west elevation; the penthouse addition; and insertion of a large lightwell on the south side of the building. No exterior flood mitigation measures are evident. (See Building Attachment)

The 200 blocks of Washington and Bloomfield Streets were developed by the 1850s, with mostly frame buildings. Several coal yards were present on the block by 1856. By 1873, the blocks had become more built-up, and by 1891 the site of the present building was occupied by two, four-story brick buildings on the Washington Street lots, and three, two and two-and-one-half-story buildings on the Bloomfield Street lots. In 1907, the existing buildings were demolished for the construction of the Geismar-Meyer Co.'s new department store -- the first modern, purpose-built department store building in Hoboken. Completed and opened in 1908, it was home to the store until it went out of business in 1917. That same year, the Geismar Shop, a menswear store located next door, moved into the building, and occupied it until 1982. The building underwent significant alterations in the 1980s, including the insertion of a large lightwell on the south side, and the addition of a penthouse. (See Property Eligibility Worksheet)

The Geismar-Meyer Co. Department Store at 223 Bloomfield Street (also referred to as 222-224 Washington Street) has undergone significant alterations, including the installation of replacement storefronts; replacement sashes; replacement entries on the west elevation; construction of a penthouse; and the insertion of a large lightwell on the south side. Despite this, its massing, general facade organization, and decorative elements, such as the terra cotta ornamentation and cornice survive, conveying its legacy as an early 20th century department store. It contributes to the architectural fabric of the commercial block where it sits, as well as the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that the Geismar-Meyer Co. Department Store building be classified as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

Geismar-Meyer Co. Department Store at 223 Bloomfield Street is sited on a parcel (Block 201 Lot 12) located on the east side of Bloomfield Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east, fronting on Washington Street and is located along Hoboken's main commercial corridor, flanked by mixed-use and commercial buildings that date from the mid-19th to the early 21st centuries.

**Registration
and Status
Dates:**

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

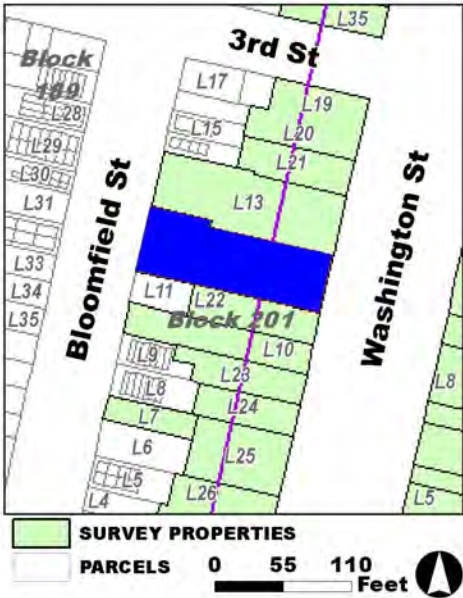
Property ID:

-2038151842

Page 2

(Primary Contact)

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Researcher: Samuel Pickard
Organization: AECOM

(Primary Contact)

Property ID:
-2038151842

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Jersey Journal	"Big Crowd at the Opening of the New Polesie Store," October 18, 1912, 13.	1912	
Hoboken Historical Museum	"Color slide of Quick Chek, 222 Washington St., Hoboken, September, 1984"	2001	
Jersey Journal	"Real Estate Activities," January 7, 1941, 14.	1941	
Jersey Journal	"Geismar Store City's Oldest," March 25, 1955, 31.	1955	
Jersey Journal	"Conveyances," March 15, 1918, 14.	1918	
Jersey Journal	"Geismar's is 92 years old," October 28, 1980, T-10.	1980	
Clothier and Furnisher	The Geismar Shop, Hoboken, N.J.	1917	
Jersey Journal	"Geismar Takes Larger Shop," May 15, 1917, 12.	1917	
Hoboken Historical Museum	"Color slide of the renovations underway at the former Geismar's Store building, 222 Washington St., Hoboken, July, 1984"	2001	
Ziegler-McPherson, Christina A.	Immigrants in Hoboken: One-Way Ticket, 1845-1985	2011	
Jersey Journal	"David M. Ach Services Held," [obituary] August 11, 1950, 2.	1950	
Home Furnishing Review	"Joseph and Milton Meyer...", Home Furnishing Review	1905	
Jersey Journal	"Hoboken Business Building Sold," July 10, 1940, 16.	1940	
Geismar's	"Tradition For Excellence," [Montclair Times] September 29, 1988, B3.	1988	
Longstreth, Richard	The American Department Store Transformed, 1920-1960	2010	
Iarocci, Louisa	The Urban Department Store in America, 1850-1930	2014	
Jewish Chronicle	"Mrs. H. Meyer," Obituary. September 20, 1940, 4.	1940	
Boyd's Directory Co.	Boyd's Jersey City and Hoboken Directory 1905-1906	1905	
Geismar's	"The Store of Tomorrow..." [advertisement, Jersey Journal] March 28, 1941, 6.	1941	
Jersey Journal	"War To Close Hoboken Store," November 10, 1916, 3.	1916	
Evening Journal	"Department Store For Hoboken," August 15, 1907, 5.	1907	
R. L. Polk & Co.	Polk's Jersey City, Hoboken and Hudson County Directory	1915	
Jersey Journal	"Sheriff's Sale -- In Chancery of New Jersey," [public notice] January 19, 1918, 6.	1918	
James T. White & Company	The National Cyclopaedia of American Biography	1943	
Boyd, W. Andrew	Jersey City and Hoboken Directory 1893-'94	1893	
R. L. Polk & Co.	R. L. Polk & Co.'s Jersey City, Hoboken and Bayonne Directories 1922-23	1922	
Evening Journal	"Conveyances," May 31, 1907, 13.	1907	
Geismar's	"Geismar's" [advertisement, Jersey Journal] December 14, 1965, 6.	1965	
Nationwide Environmental Title	Historic Aerials	1979	

Survey Name: Hoboken City Architectural Survey 2018**Property ID:**

Page 4

Researcher: Samuel Pickard (Primary Contact)**-2038151842****Organization:** AECOM

Research, LLC		
Evening Journal	"Hoboken. Building Contracts," January 25, 1905, 10.	1905
Evening Journal	"Polesie, Bankrupt, Files Schedule," April 24, 1914, 10.	1914
Jersey Journal	"Hurwitz Leases Hoboken Building," January 26, 1917, 12.	1927
Star-Ledger	"Arthur Geismar, 86, owned clothing store," [obituary] November 8, 1988, 86.	1988
Google	GoogleEarth Streetview	
Hepp, John Henry	The Middle-Class City: Transforming Space and Time in Philadelphia, 1876-1926	2003
Trunks, Leather Goods and Umbrellas	"A new department store...," Trunks, Leather Goods and Umbrellas	1905
Evening Journal	"Leases," July 5, 1907, 13.	1907
Evening Journal	"A Boom Has Struck the City of Hoboken," April 9, 1908, 7.	1908
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932
Geismar's	"Geismar's Emergency Sale Must Raise Cash," [advertisement, Star-Ledger] May 25, 1982, 4.	1982
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938
Jersey Journal	"Hoboken Clothier Dies at 63," [obituary] August 1, 1969, 1, 8.	1969
Nationwide Environmental Title Research, LLC	Historic Aerials	1987
Geismar's	"67-Year-Old Geismar's," [advertisement, Jersey Journal] March 25, 1955, 25.	1955
New York Times	"Trolley Tunnel Open to Jersey," February 26, 1908, 1.	1908
Boyd, W. Andrew	Gopsill's Jersey City, Hoboken, West Hoboken, Union Hill, and Weehawken Directory, 1891-'92	1891
Boyd, W. Andrew	Boyd's Jersey City and Hoboken Directory 1895-'96	1896
New York Dawn	Hoboken Illustrated	1909
Nationwide Environmental Title Research, LLC	Historic Aerials	1987
Evening Journal	"Building Contracts," August 19, 1907, 10.	1907
Jersey Journal	"Mrs. Herman Geismar," [obituary] February 18, 1936, 12.	1936
Evening Journal	"Hoboken Will Have Department Store," July 8, 1907, 6.	1907
Jersey Journal	"Geismar's Celebrates Its 74th Year," October 5, 1962.	1962
Furst Store	"The Furst Store" [advertisement, Jersey Journal] January 27, 1917, 5.	1917
Evening Journal	"New Department Store For Hoboken," December 28, 1904, 9.	1904
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904
Boyd, W. Andrew	Gopsill's Jersey City, Hoboken, West Hoboken, Union Hill and Weehawken Directory, 1892-'93	1892
Jersey Journal	"Real Estate Activities," January 8, 1941, 14.	1941
Boyd, W. Andrew	Gopsill's Jersey City, Hoboken, West Hoboken, Union Hill,	1890

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

(Primary Contact)

Property ID:

-2038151842

Page 5

and Weehawken Directory, 1890-91

Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951
Hudson County	Deeds, var.	
Jersey Journal	"Geismar's clothing store marks 85 years in Hoboken," May 24, 1973, 10.	1973
Boyd's Directory Co.	Boyd's Jersey City and Hoboken Directory 1903-04	1903
Montclair Times	"Geismar-Kaplan Opens Second Men's Shop," December 10, 1970, section 5, 7.	1970

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1920)

NOTES:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 2/20/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

(Primary Contact)

Property ID:

-2038151842

BUILDING ATTACHMENT

Common Name: Geismar's

Historic Name: Geismar-Meyer Co. Department Store

Present Use: Commercial, shopping

Historic Use: Commercial, shopping

ConstructionDate: **Source:** Newspapers

Construction Start Date: 1907 **Construction End Date:** 1908

Style: Beaux Arts Vernacular Style?

Form: Commercial **Physical Condition:** Good

Type: **Remaining Historic Fabric:** Low

Roof Finish Materials: Unknown **Stories:** 3.5

Exterior Finish Materials: Terra Cotta **Bays:** 3

Exterior Description:

The Geismar-Meyer Co. Department Store building at 223 Bloomfield Street (also referred to as 222-224 Washington Street) is a three-and-one-half-story, three-bay, Beaux Arts-style commercial building constructed from 1907 to 1908. The primary façade fronts on Washington Street, and is clad in terra cotta, stucco, and painted wood. The building has two modern storefronts, each with recessed entries containing glass plate doors with transoms. The storefronts both feature plate glass display windows. The recessed side entry to the upper-floors consists of a plate glass door with a sidelight and transom. The first floor is topped by a contemporary prism transom window, and an original metal awning with vents. Fenestration on the second and third floors consists of banks of three pairs of modern replacement windows consisting of sliding sashes in wood frames. On the second floor are transoms with imitation prism windows, while the third floor transoms contain paired, fixed sashes. Modern painted plywood panels separate the second and third story windows. The facade features decorative terra cotta elements, including a window surround; decorative frieze with centralized ornamentation, and a denticulated terra cotta cornice that accents the building's flat roof. The roof supports a modern, set-back penthouse.

The rear (west) elevation is clad in stucco and features an off-center, recessed entry accessed by brick steps that lead to a plate glass door with large side lights and a secondary plate glass storm door. The entry is covered by a canvas awning bearing the name "223 Bloomfield Court." Two secondary side entries contain metal doors. Other fenestration on the first floor consists of an off-centered window infilled with glass blocks. Fenestration on the second, third, and fourth floors consist of two openings on each floor with four one-over-one replacement sashes. The building's flat roof is accented by a stucco frieze and simple cornice. Alterations to the building include replacement storefronts; replacement sashes; replacement entries on the west elevation; the penthouse addition; and insertion of a large lightwell on the south side of the building. No exterior flood mitigation measures are evident.

Interior Description:

No access.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to 1955	Newspaper
Physical alteration		to 1984	Photographs
Physical alteration		to 1941	Newspaper
Physical alteration	2010	to	Google Streetview

Architect/Designer::

Type:	Name:	Person/Firm Description:
Architect	David M. Ach	Architect

Survey Name: Hoboken City Architectural Survey 2018

Property ID: -2038151842 Page 7

Researcher: Samuel Pickard

(Primary Contact)

Organization: AECOM

Date form completed:

2/19/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

(Primary Contact)

Property ID:

-2038151842

Page 8

ELIGIBILITY WORKSHEET - Properties

Property ID -2038151842

History:

In 1888, German immigrant David Geismar established The Geismar Shop, a men's hat store on Washington Street in the City of Hoboken, and by late 1890, had moved to what is now 228 Washington Street. In about 1894, David's younger brother Herman Geismar (1872-1941; see Figure 3), who had been employed in the shop, took over the business, and soon grew it into a general haberdashery, selling men's clothing and wares. Geismar expanded his store to neighboring 226 Washington Street in 1903 (see Figure 4), and in December 1904, he partnered with his brothers-in-law Joseph Meyer and Milton Meyer to form the Geismar-Meyer Company. The new business was to initially be located at 234 Washington Street (Property ID -1145150788; see Figures 1 and 2), where Joseph Meyer operated a retail dry goods store. According to contemporary reports in trade journals, the firm had big plans. The Home Furnishing Review reported that "A large department store in Hoboken will be opened, which the people of that city have been clamoring for ever since the city of Newark has had such establishments" (Boyd 1890:28; Boyd 1891:216; Boyd 1892:257; Boyd 1893:275; Boyd 1895:625; Boyd's Directory Co. 1903:262; Evening Journal 1904g; Home Furnishing Review 1905:175; Trunks, Leather Goods and Umbrellas 1905:161; Jersey Journal 1936b; Jewish Chronicle 1940; James T. White & Company 1943:229). The modern department store began to emerge in the United States during the 1870s from the dry goods business. Dry goods, defined by George S. Cole in 1892 as "Everything for covering a human body," consist of a wide variety of products including textiles, fabrics, and ready-made clothing. During the mid-to-late 19th century, the dry goods business exploded, becoming the "first among mercantile pursuits in the country, in terms of the amount of capital invested and in the number of establishments and employees" (Iarocci 2014:57, 69, 72-74). While dry goods emporiums and bazaars became common in American cities during the late 19th century, it was the increasing acceptance of ready-made clothing as a quality product that enabled the rise of true department stores. Able to offer a complete consumer product, these stores expanded the variety of dry goods offered before branching other pursuits, including furnishings and household goods (Iarocci 2014:77-78).

The new firm of Geismar-Meyer set to work expanding its store building, adding a rear extension designed by young Jersey City architect David M. Ach. Through this action, the store followed what had been (and often continued to be) the norm for expanding businesses of somewhat haphazardly acquiring and expanding into neighboring buildings like the Geismar Shop had done, or throwing up additions to their stores to quickly gain extra space. The usual result of this practice was what the editor of Architectural Record deemed "all kinds of a store situated in all kinds of a building" (Boyd's Directory Co. 1905:66; Evening Journal 1905f; Jersey Journal 1950a; Iarocci 2014:111; Longstreth 2010:17, 19-20). Despite this, between the late 19th and early 20th centuries, a new building type began to emerge in American cities to house department stores, with its modernity and size emphasized in contemporary sources. The exteriors of department store buildings through the first two decades of the 20th century usually had "[L]arge, horizontally grouped windows, enunciating the bays of the steel frame in which they were set, restrained classical details, and an orderly overall composition" (Longstreth 2010:22-23; Hepp 2003:148; Iarocci 2014:111). These buildings were meant to handle large numbers of customers, and thus placed an emphasis on having as much floor space on as few stories as possible. Despite this, department stores were usually multi-story affairs, often with bargain buys in the basement; small goods and impulse-buys on the ground floor; children's, women's, and sometimes men's wear on subsequent floors; and home furnishings, art, and other related items above that. Top floors were usually occupied by offices and occasionally a restaurant. Some stores featured "reception" or "waiting" rooms for female customers (Longstreth 2010:26; Iarocci 2014:106-107, 111).

The Geismar-Meyer Co. was attuned to these trends, and perhaps pressed for space in its quarters at 234 Washington Street. Properties on Washington and Bloomfield Streets were quietly acquired by the Meyer brothers' mother in May 1907, while Geismar leased a house on Bloomfield Street for 20 years. On July 8, 1907, the Jersey City Evening Journal announced that "Hoboken is to have a big modern department store, four stories high, fitted with elevators and all modern store equipment" (Evening Journal 1907a; Evening Journal 1907b; Evening Journal 1907c). The article went on to report that the company had already acquired the lots adjoining the Geismar Shop at 222 and 224 Washington Street, extending through to Bloomfield Street, and a store with a footprint of 50-x-150-feet would cover the property. The Bloomfield Street frontage of the property would be used for delivery wagons (Evening Journal 1907c). In August, the paper reported more details about the building, the groundbreaking for which was to be August 19, 1907. The building would be iron, and the façade clad in terra cotta (see Photographs 3 and 4), and would feature windows on all four elevations to allow for ample natural light. The building would feature a basement and sub-basement, in addition to the four floors above ground, giving it 47,000 square feet of floor space (Evening Journal 1907d). A description of the projected floorplan reveals that Geismar-Meyer followed the precedent of larger department stores, and aspired to offer similar amenities:

"The sub-basement will contain all of the machinery and dynamos, leaving the basement for a salesroom floor for housefurnishings [sic]. The first floor will have dry goods, notions, dress goods and a department for infants' wear. The second floor will be given up to ladies' ready made garments and shoes. On the third floor will be upholstery and pictures. The fourth floor will contain the offices of the company, a millinery parlor, a ladies' retiring room, and a restaurant for the employees [sic] of the company" (Evening Journal 1907d). Historic maps and photographs indicate that the planned fourth floor appears to have not been built (see Figures 6, 7, and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

-2038151842

Page 9

(Primary Contact)

10).

While not mentioned in the articles, the partners once again turned to David M. Ach to design their building, which not including heat, electricity, or elevators would cost \$46,300 to erect. Though the proprietors had hoped to have had the store open for the 1907 holiday season, it was not until April 8, 1908 that Geismar-Meyer had moved their business into the new building and reopened, with the Evening Journal declaring that "Hoboken now has its first real big store" (Evening Journal 1907d; Evening Journal 1907e; Evening Journal 1908d). Intriguingly, by keeping the men's wear-oriented Geismar Shop -- still located at 226-228 Washington Street, next door to the new building -- separate from the department store, Herman Geismar and his partners had followed another practice of larger department stores in segregating their men's section. Department store owners encountered challenges in expanding their male clientele due to a popular public perception of the department store as "a largely female space in the heart of the metropolis" (Hepp 2003:145; Longstreth 2010:20-21; Iarocci 2014:84-85, 158-160). Stores might build separate entrances or elevators for men, though in some cases such as Chicago's Marshall Field's in 1911, or Philadelphia's John Wanamaker's in 1932, wholly separate buildings were erected to house the men's department (Longstreth 2010:20-21, 26).

A promotional history of Hoboken, published by the Hoboken Board of Trade a year after the opening of Geismar-Meyer's new store, features a photograph of the new edifice (see Figure 6), which it calls "a model of architectural beauty and sanitary appointment, perfectly adapted to the merchandising methods of a full fledged [sic] twentieth century establishment" (Hoboken Board of Trade 1909:19). In addition to featuring the Geismar Shop on the same page as its department store sibling (see Figures 5 and 7), the history also profiled a smaller competitor eight blocks to the north on Washington Street -- Max Polesie's Up-Town Department Store, which occupied storefronts at 1028-1030 Washington Street (Property IDs 424470497 and 191779680). In October 1912, Polesie moved his store to a purpose-built, three-story building at 1018-1022 Washington Street (Property ID -1065715348). The building was substantially smaller than Geismar-Meyer's, and just a year-and-a-half later, Polesie filed for bankruptcy, perhaps indicating that Hoboken was unable to support a second department store (Hoboken Board of Trade 1909:11; Jersey Journal 1912a; Jersey Journal 1914b).

With the outbreak of World War I in August 1914, the transatlantic shipping that had played a major role in Hoboken's economy came crashing to a halt. Waterfront jobs disappeared as the war dragged on and quiet reigned over the once busy docks, causing a trickle-down effect on other business sectors. The Geismar-Meyer Co. was one such business hurt by the war. In an oral history interview, Paul Samperi recounted that his father, Joseph Samperi, would refer travelers to the Geismar stores, and would obtain a commission on any sales in return (Ziegler-McPherson 2011:78-80, 102-103). Geismar-Meyer Co. soldiered on for more than two years during the war, before finally announcing in early November 1916 that the department store was closing after less than nine years in their new building. According to the Jersey Journal, the cessation of the steamship trade had severely hurt the company. Geismar was reported by the article to have retired about a year prior, and no mention was made of Milton Meyer. Joseph Meyer planned to "devote his attention to his several other business interests" (Jersey Journal 1916a). By late January 1917, the Furst department store in Jersey City was advertising the sale of the stock they had purchased from Geismar-Meyer Co. (Furst Store 1917).

While Geismar-Meyer Co. was likely correct in assigning a fair amount of blame for its economic hardships to the war, the economic and commercial outlook for small department stores in 1917 was vastly different than a decade earlier. The Hudson & Manhattan Railroad's tubes (now PATH) had opened in 1908 -- the same year as the new store -- allowing for faster access to New York City stores than had previously been possible on the ferries. During the 1910s and into the 1920s, Hoboken, like much of the United States, saw the rapid growth of variety and junior department stores chains such as the F. W. Woolworth Co. and W. T. Grant Co. By 1915, the former had opened a store just down the block from Geismar-Meyer at 204 Washington (Property ID 987824118; see Figure 9), while the latter had established itself at 158 14th Street by 1920, and subsequently moved to 412 Washington Street (Property ID 197221314) in 1927 (New York Times 1908; R. L. Polk & Co. 1915:1324; R. L. Polk & Co. 1922:1348, 1514; G. M. Hopkins Co. 1923:plate 2; Jersey Journal 1927a; Longstreth 2010:7, 9-10).

Specialty stores also made a comeback against department stores during the 1910s and 1920s, marketing themselves as purveyors of higher-quality goods with a more personalized touch. It was not unheard of for specialty businesses, especially those selling men's or women's clothing, to erect multi-story buildings in the years after World War I (Longstreth 2010:9). Other specialty stores, such as the Geismar Shop, which had continued in business at 226-228 Washington, had no need to erect a multi-story structure with the presence of the now-vacant department store building next door. In May 1917, Geismar leased the space from his brother-in-law and moved the Geismar Shop into its new quarters, claiming that it would "be the largest store of its kind in the State of New Jersey, and will compare favorably with the best in New York City" (Jersey Journal 1917a; Clothier and Furnisher 1917:87). In early 1918, the building, which had continued to be owned Geismar-Meyer Co., was seized by the sheriff and sold to Geismar's mother-in-law, Henrietta Meyer for \$25,000 (Jersey Journal 1918b; Jersey Journal 1918c).

The Geismar Shop continued its business in the building at 222-224 Washington Street for the remainder of Herman Geismar's life, seemingly prospering. In January 1941, the Geismar Shop acquired the store building from the estate of Henrietta Meyer, and soon after debuted a renovated Art Moderne-style storefront (Jersey Journal 1940c; Jersey Journal 1941a; Jersey Journal 1941b; Geismar's 1941; see Figures 11 and 12). After Herman Geismar died in November 1941, his sons Arthur Geismar (ca.1902-1988) and Walter Geismar (ca.1906-1969) took over the shop. In the 1950s they renovated its interior, and in the 1960s expanded, opening

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

-2038151842

Page 10

(Primary Contact)

a branch store in Caldwell, New Jersey. During the brothers' management, the store was noted in the Sanborn fire insurance atlases as a building with a store on the first floor and offices and warehouse space on the second and third. Arthur stepped out of an active role in the early 1960s due to other business ventures, so upon Walter's death in 1969, the business was purchased by his deputies James Ungerleiter and Marvin Lubow. The building was sold to Norman and Iona Sweeten in October 1971, and back to the Geismar Shop in June 1979. While in October 1980, Geismar's was reportedly "a thriving business," Ungerleiter hinted at financial issues when he complained that "[t]he city could do a lot more to promote Washington Street [businesses]" (Hudson County Deed Books 2086:161, 3107:866, 3173:49, 3279:771; Geismar's 1955; Jersey Journal 1955b; Jersey Journal 1962c; Geismar's 1965; Jersey Journal 1969b; Montclair Times 1970; Jersey Journal 1973a; Jersey Journal 1980). In May 1982, the Hoboken store was forced to close and sell its stock to pay creditors. The Caldwell branch saw the business reach its centennial mark in 1988, but closed soon after (Geismar's 1982; Geismar's 1988; Star-Ledger 1988b).

In June 1983, the building and property were sold to Carol L. Wernli and A. Errol Ofman for \$425,000. The building underwent major renovations, including the replacement of all windows on the façade and the installation of a new storefront (see Figure 14). Less noticeable from street-level was the removal of a section of the third and fourth floors on the south elevation of the building to create a large light well, and the construction of a set-back penthouse level. A Quick Chek convenience store soon leased the ground-floor storefront (see Figures 15 and 16). In June 1985 the building was transferred to Riveranda Associates Limited Partnership for \$835,000, and then in December of that year to Boundless Equities for \$2,700,000. At some point between 2007 and 2012, the storefront was split into two separate units (see Photograph 1). The building was most recently transferred to Riveranda Associates, LLC for a nominal fee in April 2018 (Hudson County Deed Books 2280:322, 3459:108, 3498:231, 9297:532; NETR 1979; NETR 1987; Hoboken Historical Museum 2001a; Hoboken Historical Museum 2001b; Google 2007, 2012, 2019).

Statement of Significance:

The property containing the former Geismar-Meyer Co. Department Store is locally significant as the earliest purpose-built department store in the City of Hoboken. However, extreme loss of integrity since the store closed and especially since its successor, the Geismar Shop, closed in 1982, has irretrievably diminished the resource's capacity to convey that connection, and thus impacts the resource's contributions to the broad patterns of local and regional history, and the association with any persons significant to the past (Criterion A and B, respectively). While David M. Ach's Beaux Arts department store design remains legible, alterations, including the replacement of the storefront; replacement of windows; and insertion of a large lightwell, diminish its ability to convey distinctive characteristics of a type, period, or method of construction (Criterion C). Nor is there evidence to suggest that the property may be likely to yield information important to history or prehistory (Criterion D). As such, the former Geismar-Meyer Co. Department Store is not recommended eligible for listing on the National or New Jersey Registers of Historic Places.

Though the resource lacks individual significance, it does contribute to the significance of the Hoboken Historic District (SHPO Opinion 12/23/2016; COE 01/26/2017).

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The property is associated with Hoboken's commercial history and is a manifestation of a national trend of the construction of purpose-built department stores which emphasized their large size, modern design, and added amenities for shoppers. The resource retains integrity of location and setting along the 200 block of Washington Street -- Hoboken's primary commercial thoroughfare. However, while the building possesses some elements of its original design, workmanship, and materials, it no longer possesses integrity of these elements due to alterations in recent decades that removed the single storefront; replaced the large plate glass windows with prism transoms on the second and third floors; and altered the original floorplan with the removal of part of the third floor for the insertion of a lightwell on the south side of the building. These alterations have resulted in a loss of integrity of feeling and association for a purpose-built early 20th century department store in a small city. Thus, while the building is still legible as a large commercial building, its defining characteristics as an early 20th century department store are no longer apparent.

Total Number of Attachments: 1
List of Element Names: Department store building

Narrative Boundary Description:

The boundary for this property corresponds to the legal boundaries of the tax parcel designated as Lot 12 of Block 201 of the City of Hoboken, covering approximately 0.17 acres. It borders Washington Street to the east and Bloomfield Street to the west, and is bounded on all other sides by surrounding properties.

Date Form Completed: 3/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

(Primary Contact)

Property ID:

-2038151842

CONTINUATION SHEET

Property ID: -2038151842

Property Name: Geismar-Meyer Co. Department Store

Address: 222-224 Washington Street

Chain of Title:

222-224 Washington Street

Date	Grantor	Grantee	Book:Page	Amount	Notes
4/2/2018	Boundless Equities, LLC	Riveranda Associates, LLC	9297:532	\$1	n/a
12/31/1985	Riveranda Associates Limited Partnership	Boundless Equities, LLC	3498:231	\$2,700,000	n/a
6/20/1985	Carol L. Wernli and A. Errol Ofman, individually and as Manli Associates	Riveranda Associates Limited Partnership	3459:108	\$835,000	n/a
6/2/1983	Geismar Shop	Carol L. Wernli and A. Errol Ofman	3380:322	\$425,000	n/a
6/29/1979	Norman Sweeten	Geismar Shop	3279:771	\$137,500	n/a
10/15/1974	Iona K. Sweeten	Norman J. Sweeten	3173:49	\$1 & other consideration	n/a
10/1/1971	Adeline & Arthur Geismar, and Anne K. Geismar, by attorney-in-fact Walter Geismar	Norman & Iona Sweeten	3107:866	\$135,000	n/a
1/2/1945	Geismar Shop	Adeline Geismar and Anne Geismar	2086:161	\$1	n/a
1/2/1941	Bertram A. Meyer and Mortimer W. Meyer, executors for Henrietta Meyer	Geismar Shop	1982:348	\$75,000	n/a
3/1918	Geismar-Meyer Co.	Henrietta Meyer	n/a	\$25,000	Sheriff sale
9/1913	Henrietta Meyer	Geismar-Meyer Co.	n/a	Unknown	n/a
10/1907	George H. Coppers, Katharine C. Morgan, and John P. Morgan	Henrietta Meyer	n/a	\$150	n/a
5/1907	Abraham D. Marx	Henrietta Meyer	n/a	\$1	n/a
5/1907	Ernest A. Witemberg	Henrietta Meyer	n/a	\$1	n/a

Survey Name: Hoboken City Architectural Survey 2018 Date: 2/19/2019
 Surveyor: Samuel A. Pickard (surveyor/preparer)
 Organization: AECOM

CONTINUATION SHEET

Property ID: -2038151842

Photographs:



Photograph 1. The primary (east) elevation of the Geismar-Meyer Co. Department Store building on Washington Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2038151842



Photograph 2. View of the Geismar-Meyer Co. Department Store building in its setting on the commercial strip of Washington Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2038151842



Photograph 3. Detail view of terra cotta ornamentation on the Washington Street façade of the Geismar-Meyer Co. Department Store building. Note the historicized ca. 1984 plywood panels below the third floor windows.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2038151842



Photograph 4. Detail view of terra cotta ornamentation on the Washington Street façade of the Geismar-Meyer Co. Department Store building.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2038151842



Photograph 5. Metal letters spelling “Geismar’s” set in the sidewalk in front of the original storefront.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2038151842



Photograph 6. The heavily altered Bloomfield Street (west) elevation of the Geismar-Meyer Co. Department Store building, showing access to the 232 Bloomfield Court units.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2038151842



Photograph 7. View of the west elevation of the Geismar-Meyer Co. Department Store building in the residential setting of Bloomfield Street.

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2038151842

Maps and Figures:

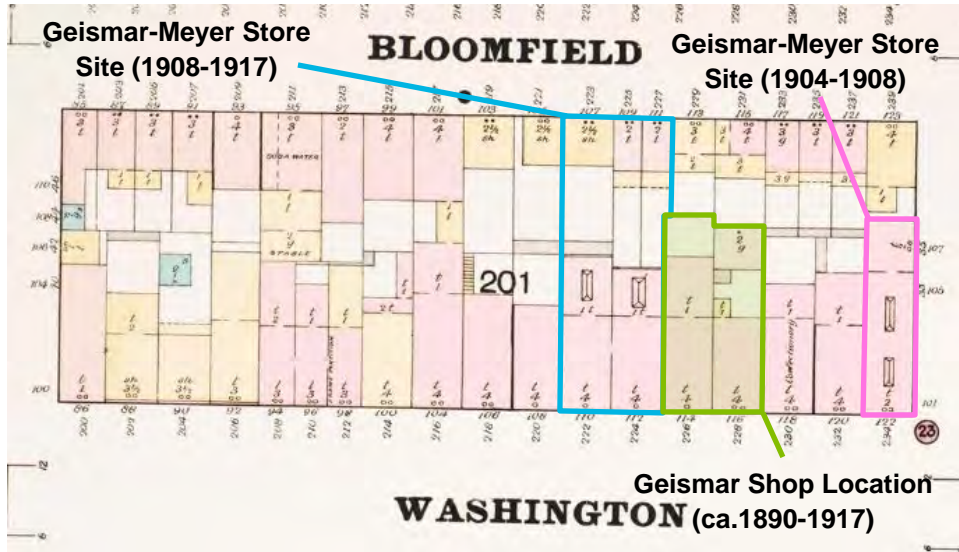


Figure 1. The site of the Geismar Shop at 226-228 Washington Street as well as the future sites of the Geismar-Meyer Co. Department Store as depicted on the Sanborn-Perris Map Co.'s 1891 *Insurance Maps of Hudson County, New Jersey, Vol. 7, sheet 8* (Source: Princeton University).



Figure 2. The Geismar Shop (green) and the original Geismar-Meyer Co. Department Store site at 234 Washington Street (pink) as depicted on a 1904 bird's eye view of Hoboken by Hughes and Bailey (Source: Library of Congress).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2038151842



Figure 3. Photograph of Herman Geismar published in the 1943 edition of the *National Cyclopaedia of American Biography* (Source: Hathi Trust).

Survey Name: Hoboken City Architectural Survey 2018

Date: 2/19/2019

Surveyor: Samuel A. Pickard (surveyor/preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2038151842



Figure 4. Photograph of the Geismar Shop at 226-228 Washington Street ca. 1907 (Source: Hoboken Historical Museum).



Figure 5. Photograph of the Geismar Shop at 226-228 Washington Street from the 1909 history of Hoboken published by the Hoboken Board of Trade (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: -2038151842



Figure 6. The Geismar-Meyer Co. Department Store building around the time of its opening from the 1909 history of Hoboken published by the Hoboken Board of Trade (Source: Hoboken Historical Museum)

CONTINUATION SHEET

Property ID: -2038151842

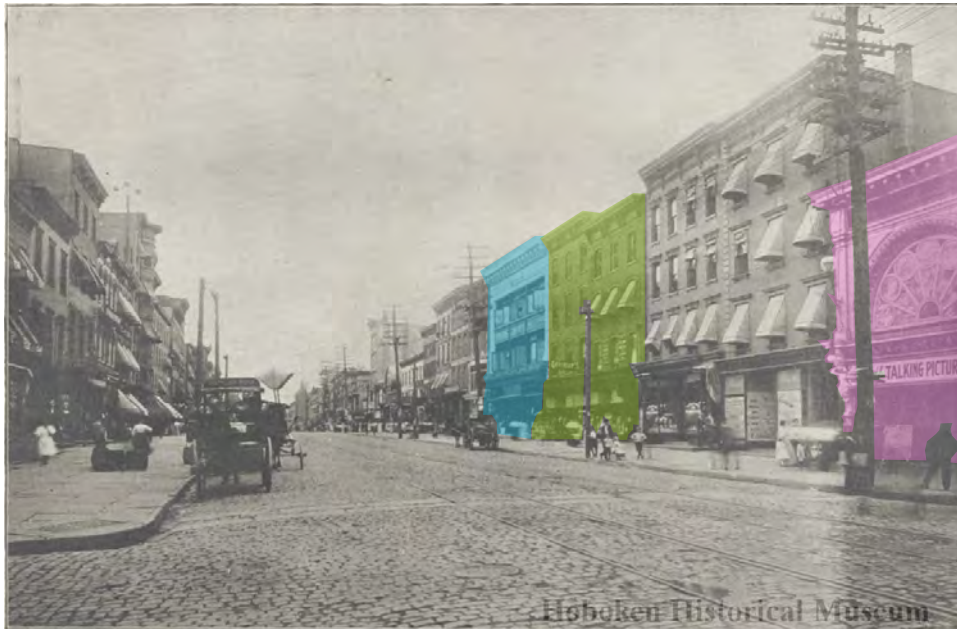


Figure 7. Ca. 1908 photograph of the new Geismar-Meyer Co. department store (blue) at 222-224 Washington Street, the Geismar Shop (green) at 226-228 Washington Street, and the former department store location (pink) from the 1909 history of Hoboken published by the Hoboken Board of Trade (Source: Hoboken Historical Museum).

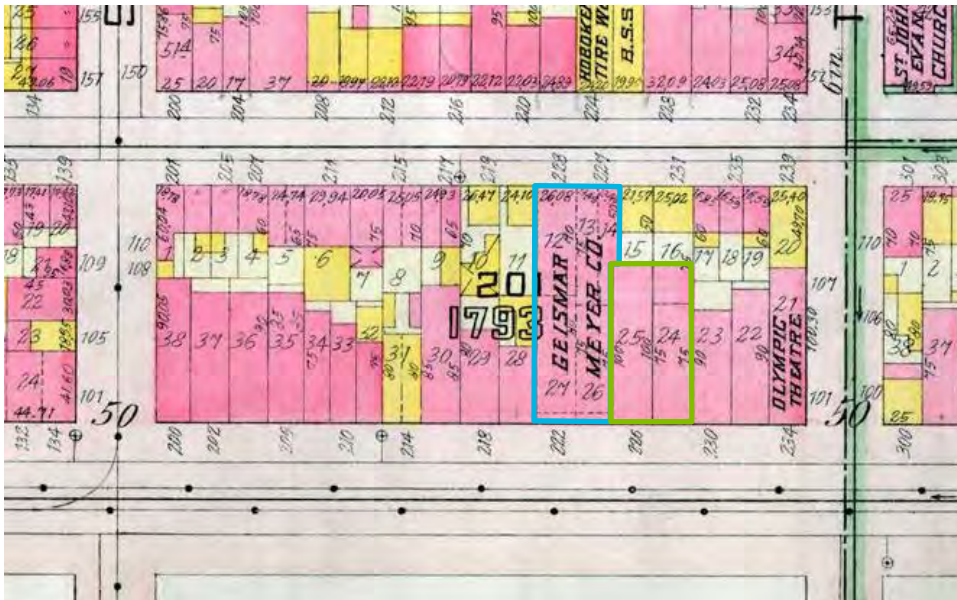


Figure 8. The Geismar-Meyer Co. Department Store building (blue) and the adjoining Geismar Shop (green) depicted in G.M. Hopkins Co.'s 1909 *Atlas of Hudson County, New Jersey*, Vol. 2 (Source: Historic Map Works).

CONTINUATION SHEET

Property ID: -2038151842

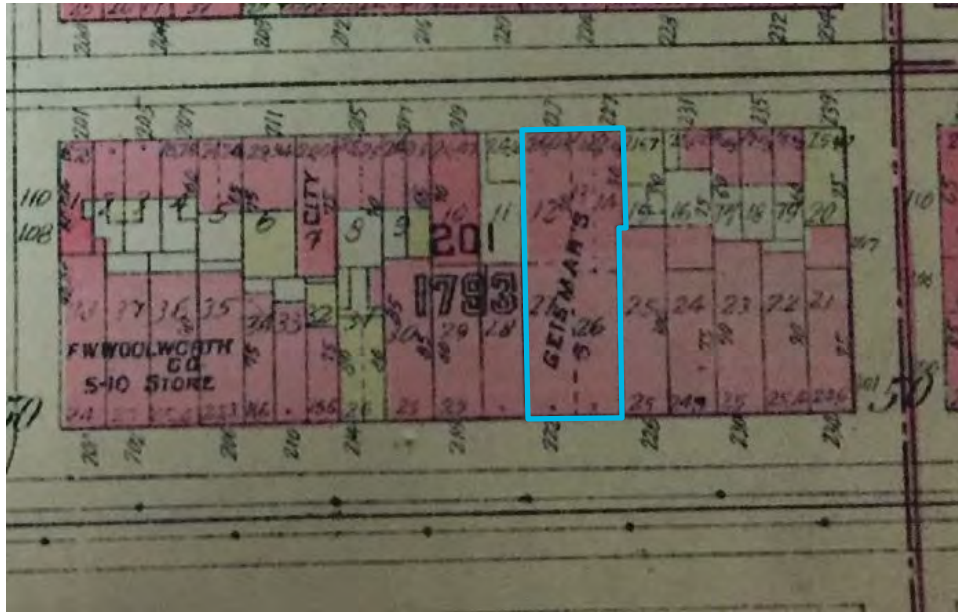


Figure 9. The Geismar Shop relocated to the former Geismar-Meyer Co. Department Store building as depicted in G. M. Hopkins Co.'s 1923 *Atlas of Hudson County, New Jersey*, Vol. 2. Note the F. W. Woolworth Co. five-and-dime store at Washington and Second Streets (Source: Hoboken Historical Museum).

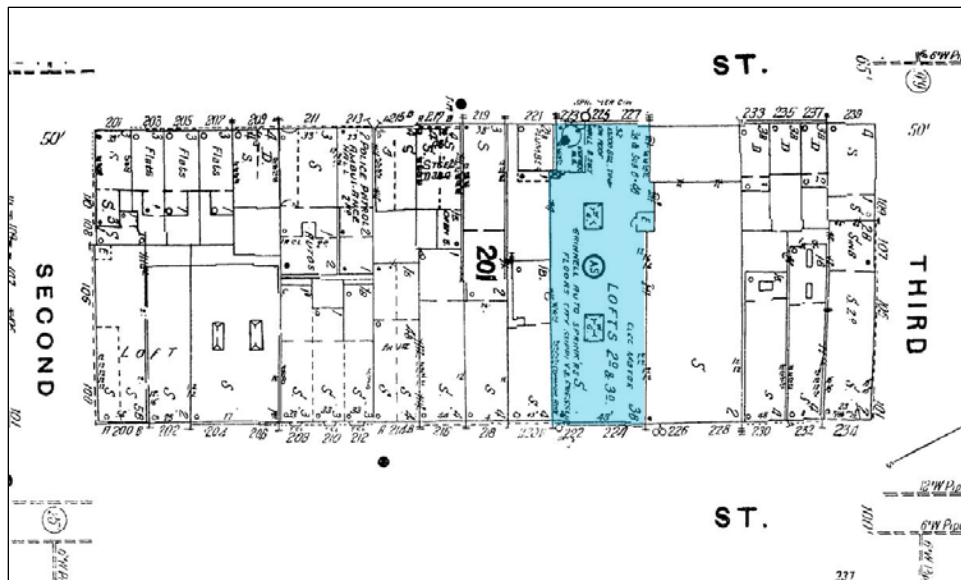


Figure 10. The Geismar Shop (blue) depicted in the 1938 revision to the Sanborn Map Co.'s 1906 *Insurance Maps of Hoboken, Hudson County, New Jersey*, Vol. 7, Plate 16, (Source: New Jersey State Library).

CONTINUATION SHEET

Property ID: -2038151842

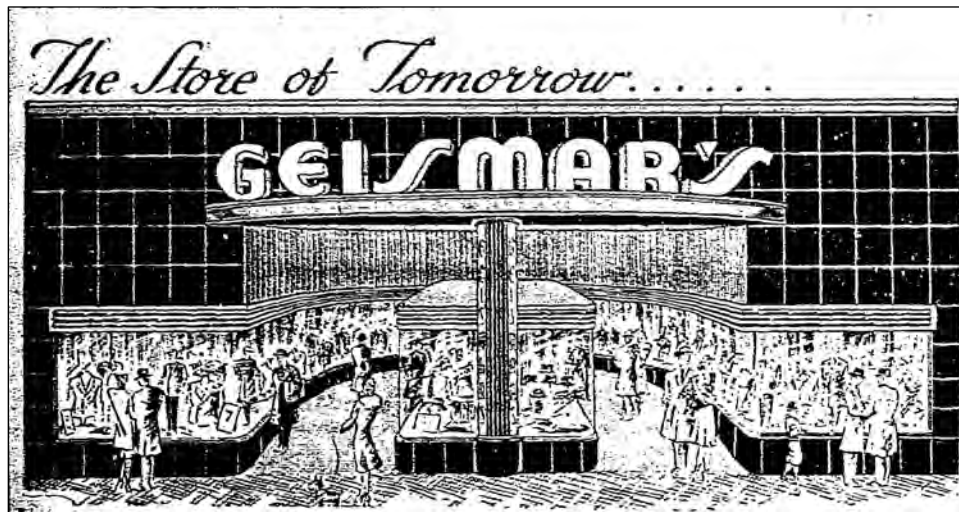


Figure 11. The Geismar Shop's newly remodeled storefront depicted in a March 1941 advertisement run in the *Jersey Journal* (Source: GenealogyBank).



Figure 12. A September 1941 photograph of an unidentified man viewing a display in the recently renovated storefront of the Geismar Shop (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: -2038151842

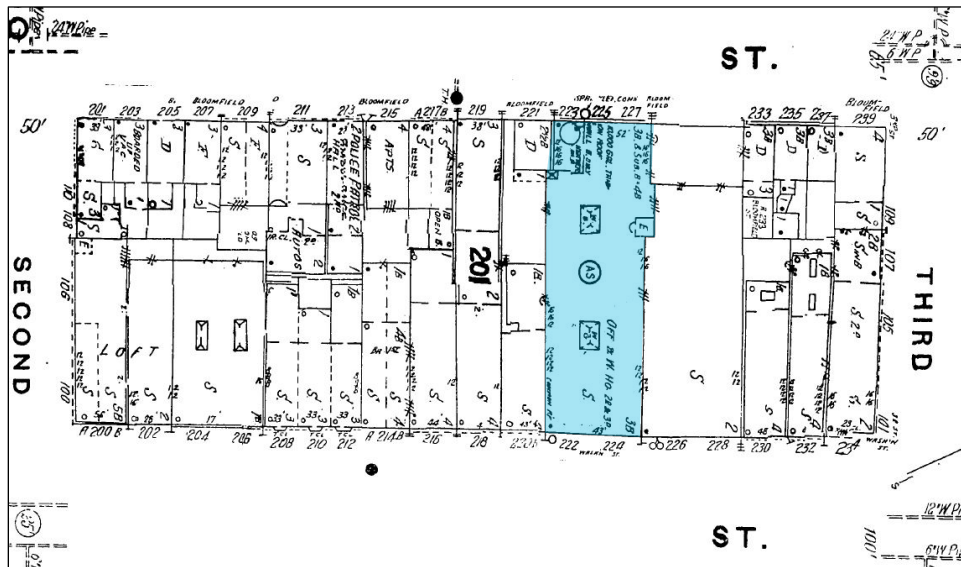


Figure 13. The Geismar Shop (blue) depicted in the 1951 revision to the Sanborn Map Co.'s 1906 *Insurance Maps of Hoboken, Hudson County, New Jersey*, Vol. 7, Plate 16, (Source: New Jersey State Library).



Figure 14. The Geismar-Meyer Co. building under renovation in 1984 (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: -2038151842



Figure 15. The Geismar-Meyer Co. Department Store building's storefront after conversion to a convenience store in (Source: Hoboken Historical Museum).



Figure 16. Google Earth view of Geismar-Meyer Co. Department Store building showing the penthouse level addition and the lightwell inserted on the south side of the structure (Source: Google).

Washington Street was laid out to Eleventh Street by the 1870s, though it had not been developed past Eighth Street by that time. The 1000 block of Washington Street first saw development between 1881 and 1891. The first buildings constructed along the 1000 block of Washington Street were a mix of residential and mixed-use, three to four-story buildings. The dedication ceremony where the cornerstone was laid for the Elks Lodge took place in 1905. 1007-1011 first appears on a 1909 atlas where it is shown as a masonry building with an irregular footprint, and it is marked "B.P.O.E.". Between 1909 and 1923 a two-story rear addition was constructed, completing the building's current footprint. (See Property Eligibility Worksheet)

Elks Lodge No. 74 at 1007-1011 Washington Street retains integrity as an institutional building, and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. In addition, this building is a contributing property within the Central Business & Washington Street Historic District. Character-defining features include the original openings; terracotta details; white brick; bronze elk statue; dormers; roofline; stone-clad first floor; and decorative cornice. This lodge is a highly intact and ornately styled building. Additional research suggests that the resource is potentially individually eligible for listing on the National Register of Historic Places. Therefore, it is recommended that 1007-1011 Washington Street be classified as a key contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

1007-1011 Washington Street is sited on a rectangular parcel (Block 221 Lot 2.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Washington Street consists primarily of three to five-story brick exterior buildings. Mixed-use buildings comprise the majority of the west side of the block, and the east side of the block is largely comprised of apartment buildings.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

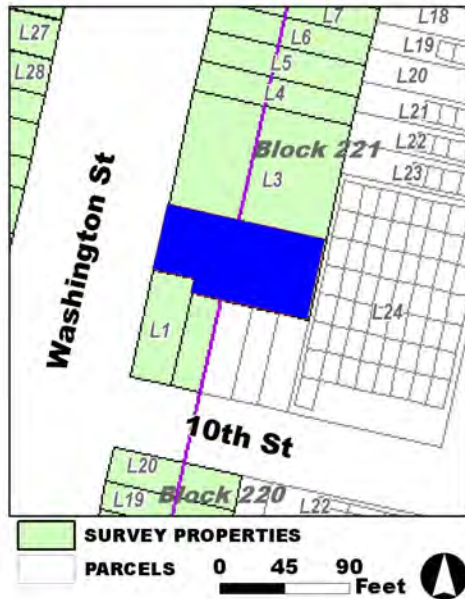
Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

(Primary Contact)

-2134378657

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Gabrielan, Randall	"Hoboken History and Architecture at a Glance."	2010		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Google	GoogleEarth Streetview			
Hoboken Historical Museum	"Program: One Hundred and Twenty Fifth Installation of Officers Hoboken Elks Lodge No.74, Sunday April 21, 2013."	2013		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Abernathy, Melissa	Greetings from Hoboken: A Postcard History.			
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-CLUB / FAC_NAME: CLUB / YR:)

NOTES:

More Research Needed? (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:

1	Building	0	Bridge
0	Structure	0	Landscape
0	Object	0	Industry

Historic District ?

District Name: Hoboken Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote:

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

 (Primary Contact)

Property ID:

-2134378657

Page 3

BUILDING ATTACHMENT

Common Name: Elks Lodge No. 74

Historic Name: Elks Lodge No. 74

Present Use: Mass assembly, social or cultural

Historic Use: Mass assembly, social or cultural

ConstructionDate: **Source:**
Construction 1905 **Construction** 1906
Start Date: **End Date:**

Style: Beaux Arts Vernacular Style?

Form: Other **Physical Condition:** Unknown

Type: **Remaining Historic Fabric:** High

Roof Finish Materials: Slate **Stories:** 4

Exterior Finish Materials: Brick, Unspecified **Bays:** 3

Exterior Description:

The building at 1007-1011 Washington Street is a four-story, three-bay Beaux Arts-style Elks Lodge constructed in 1906 (Photograph 1). The brick building's first floor is clad in coursed stone, and the main entrance is located at the first floor on southern half of the façade (west elevation). The entry is composed of a pair of wood and glass doors with a wood-framed transom set within a stone rounded arch opening, fronted by a stone stoop (Photograph 2). Above the entry is an ornately carved stone flat pediment within brackets displaying in carved text: "B.P.O.E." (Benevolent and Protective Order of the Elks). Two sets of replacement windows set within original stone rounded arch openings sit to the left of the entry at the first floor (Photograph 3). A molded stone cornice sits above the first floor. Fenestration on the upper floors consists of pairs of aluminum replacement casement-style windows set within three evenly-spaced original openings at each floor surrounded by tan brick (Photograph 4). These openings feature shared terracotta surrounds that travel vertically on the facade; each floor is divided by a terracotta panel: wave molding supports an indented rectangle depicting an elk head within "B.P.O.Elks", below "No. 74" (the lodge number) surrounded by floral motifs, and egg and dart borders topped by a narrow band of repetitive arches (Photograph 5). A heavy decorative wood or metal cornice with brackets and dentils is set above the fourth floor (Photograph 6). There are three dormers with pointed pediments above the cornice line, each features a replacement double-hung window sash. The uneven roofline is lined with terracotta detailing, and behind the dormers is a gable-style roof clad in red slate shingles and copper flashing (Photograph 7). In front of the building at street level is a bronze elk statue on a raised iron base (Photograph 8).

Interior Description:

Interior access was not available at the time of survey.

Alteration Dates:

Architect/Designer::

Type:	Name:	Person/Firm Description:
Architect	G. B. McIntyre	Designer, Architect

Date form completed: 3/5/2019

ELIGIBILITY WORKSHEET - Properties

Property ID -2134378657

History:

In 1888, twenty years after the Benevolent and Protective Order of Elks was founded in 1868, Hoboken was sited as the location for the 74th lodge. This new Elks Lodge was an extension of a previous group, the Robert Wareing Benevolent Association. This group, comprised primarily of theater men, held meetings in a room of the Cronheim's Theater, which was located below First Street, on Hudson Street, and opened by Robert Wareing in 1886. Two men from other lodges in the northeast, Charles Greer from Syracuse and Rounselle Williams from Providence, were the initial leaders in the movement to found a new Elks Lodge in Hoboken from the existing association. On January 25, 1888 an approval was granted to form an Elks Lodge in Hoboken; along with the two initial leaders, a man named William Armstrong from Brooklyn was named as a recipient of the grant to begin the lodge. On January 29, 1888 the Hoboken Lodge No. 74, B.P.O.E. was instituted by the Grand Lodge of Emergency; the ceremony took place at 73 Hudson Street in Hoboken (Hoboken Historical Museum 1988b). In this same month, Charles P. Gross was elected as the first Exalted Ruler of Hoboken Elks Lodge #74 (Hoboken Historical Museum 2013).

After the institution of the lodge, it took more than five years for the group to begin construction on their own building. Meetings in the lodge's first few years were held at Cronheim's Theater and the Quartette Club, which was located next to the Elks Club's future building location. One of the most influential members in making the construction of the new building possible was A. J. Demarest, a celebrated Hoboken public school superintendent, who raised approximately \$15,000 for the lodge building expenses (Hoboken Historical Museum 1988b). It was thanks to efforts of the members of the lodge that the group purchased the plot of land along Washington Street for construction of their new lodge in 1894 (Figure 1). After the purchase of the new site it was another ten years until construction began on the new building. Groundbreaking for the new building was on May 8, 1905, and the building's cornerstone was laid on July 31, 1905, in a ceremony presided over by Exalter Ruler John J. Fallon, and that included remarks by Arthur C. Moreland of New York #1 Lodge (Hoboken Historical Museum 2013). Construction of the building, carried out by local Hoboken craftsmen, took approximately one year, and a dedication ceremony for the new lodge was held on June 16, 1906 (Gabriellan 2010). The lodge first appears on a 1909 Hopkins atlas of Hoboken where it is marked as B.P.O.E. (Figure 2).

Most early lodge buildings were large structures constructed as high-end hotels catering to the needs of visiting Elk members. Due to the smaller size of the City of Hoboken, as compared to the larger cities Elks Lodges were typically founded in, the designs for Elks Lodge #74 in Hoboken did not include hotel or lodging facilities that were standard in the early lodges. Plans for this building, which were carefully monitored by the Grand Lodge, only included spaces to accommodate membership activities and lodge affairs. As one of the first of its kind, the Hoboken Elks Lodge became a model for many new lodges founded in smaller cities across the country (Hoboken Historical Museum 2013). The new lodge, regarded as one of the finest in the country, included a meeting room, gymnasium, game room, and a first class restaurant for lodge members and their families. The architect behind the design of the lodge was G. B. McIntyre (Gabriellan 2010). Later alterations to the building included changes to the interior spaces and the addition of bowling alleys in the basement as reflected on Sanborn fire insurance maps from the 1930s (Figures 4&5).

The Hoboken Elks Lodge is the oldest in the state, and therefore has stature as the Mother Lodge. In addition, the Elks Lodge is the longest standing and continuously run social group in Hoboken. The earliest social club in Hoboken is thought to be The Turtle Club, started in part by Colonel John Stevens. The Turtle Club traces its history to 1796, where the first meeting took place at the present-day Sybil's Cave. Other early members of the club included Alexander Hamilton, Aaron Burr, and John Jay (Fry 2017). Several more clubs were founded throughout the 1800s, such as the Deutscher Club (ca. 1864), and the New York Yacht Club (ca. 1844). Near the end of the 19th century, social clubs gained more popularity as Hoboken began to see an influx of immigrants and wealthy people who appreciated the small city's proximity to New York City. The residents of Hoboken, new and old, craved a place where they felt they could fit in, and from this desire, more social clubs were created to accommodate a variety of interests and backgrounds. Throughout the city's history, the total number of social clubs in Hoboken amounted to about 250. Some clubs were more prominent than others, and the longevity of each club differs, but all were integral in contributing to the rich history of the city (Hoboken Historical Museum 2012). The Hoboken Elks lodge stands out as a prominent fraternal organization because of the longevity of its tenure and its continuous use of the same building. In 1988 the Hoboken Elks Lodge held a 100 year celebration at Steven's Institute, and in 2013 the group celebrated its 125th year anniversary.

Statement of Significance:

Elks Lodge No. 74 at 107-1011 Washington Street in Hoboken is eligible for listing in the National Register of Historic Places (NRHP) and the New Jersey Register of Historic Places (SR). The Elks Club is a significant example of a surviving fraternal club building, associated with Hoboken's social club history (Criterion A). Though the lodge building can be loosely tied to the names of several important figures, the association with these people is not sufficient for the resource to be eligible under Criterion B. Despite interior alterations to the building to accommodate for the group's changing needs, the Elks survives as a highly intact example of a fraternal building used as an early model for changing needs within the group (Criterion C). There is insufficient information to determine if Elks Lodge No. 74 may be likely to yield information important in history or prehistory, and therefore is not recommended eligible

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

-2134378657

Page 5

(Primary Contact)

under Criterion D at this time.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The building at 1007-1011 Washington Street was constructed to accommodate the Elks Lodge, and was completed in 1906. The building's occupants have not changed, as the lodge has owned and occupied the building from its inception, and it retains the original integrity of a grand institutional building. The building retains integrity of location and setting, as its location has not been changed, and the surrounding buildings have remained fairly stable. The resource also has integrity of materials, design, and workmanship. Its light-colored brick exterior and terracotta detailing visually link the building to its historic era. Though the doors and windows have been replaced, the remainder of the building's exterior has avoided alterations. The building also retains integrity of feeling and association, largely contributed to its continued use as an Elks Lodge.

As part of one of a well-known fraternal organization, Elks Lodge No. 74 is an important part of Hoboken's rich social club history. As one of the two standing social halls from its time, and the only social hall with continued use, the lodge has made a lasting impression on the City of Hoboken. Not only does the group have a physical presence at this location, its members have been active participants in important events, and the lives of the residents of Hoboken for over 100 years. The building sets itself apart from its neighbors along Washington Street, but more importantly it is one of the first mid-sized Elks Lodges constructed without overnight accommodations, and was used as a model for later lodge buildings constructed in smaller cities. The exterior details retain a high degree of integrity, and the footprint has not been altered, leaving Elks Lodge No. 74 with an almost pristine exterior. Therefore, Elks Lodge No. 74 is recommended individually eligible for listing in the National and New Jersey State Registers under Criteria A and C.

Total Number of Attachments: 1

List of Element Names: Lodge building

Narrative Boundary Description:

The boundary of 1007-1011 Washington Street is defined by its legal tax parcel (0905-221-2.01). It is bounded by Washington Street to the west, five parcels (0905-221-1, 0905-221-2.02, 0905-221-2.03, 0905-221-2.04, and 0905-221-2.05) to the south, a parcel (0905-221-24) to the east, and a parcel (0905-221-3) to the north.

Date Form Completed: 3/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

(Primary Contact)

Property ID:

-2134378657

Page 6

CONTINUATION SHEET

Property ID: -2134378657

Property Name: Elks Lodge 74
Address: 1007-1011 Washington Street

Photographs:



Photograph 1. Looking at the façade of the Elks Lodge, view northeast.

CONTINUATION SHEET

Property ID: -2134378657



Photograph 2. Looking at the main entrance along Washington Street, view east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Melanie Feushel (Surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2134378657



Photograph 3. Looking at the first floor fenestration, view southeast.



Photograph 4. Looking at the fenestration on the upper floors of the building, view east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Melanie Feushel (Surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2134378657



Photograph 5. Detail view of terracotta details between windows on the facade, view east.



Photograph 6. Looking at the upper floors and dormers on the façade; view east.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Melanie Feushel (Surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2134378657



Photograph 7. Detail view of the roof of the building; view east.



Photograph 8. View of the bronze elk in front of the lodge, view northeast.

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Melanie Feushel (Surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

CONTINUATION SHEET

Property ID: -2134378657

Maps and Figures:

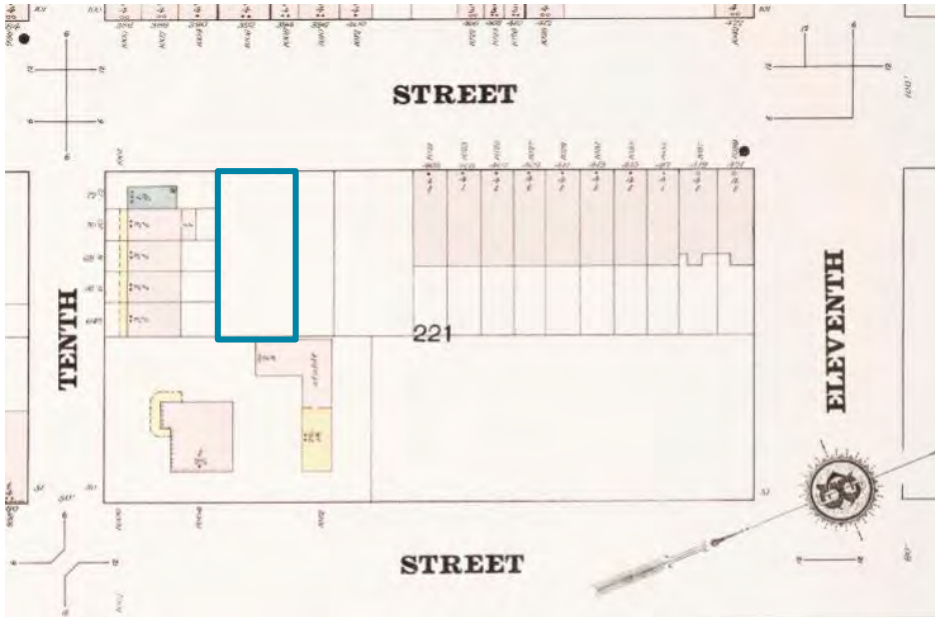


Figure 1. The lot where the Elks Lodge was built along Washington Street on an 1891 map (Sanborn-Perris 1891).

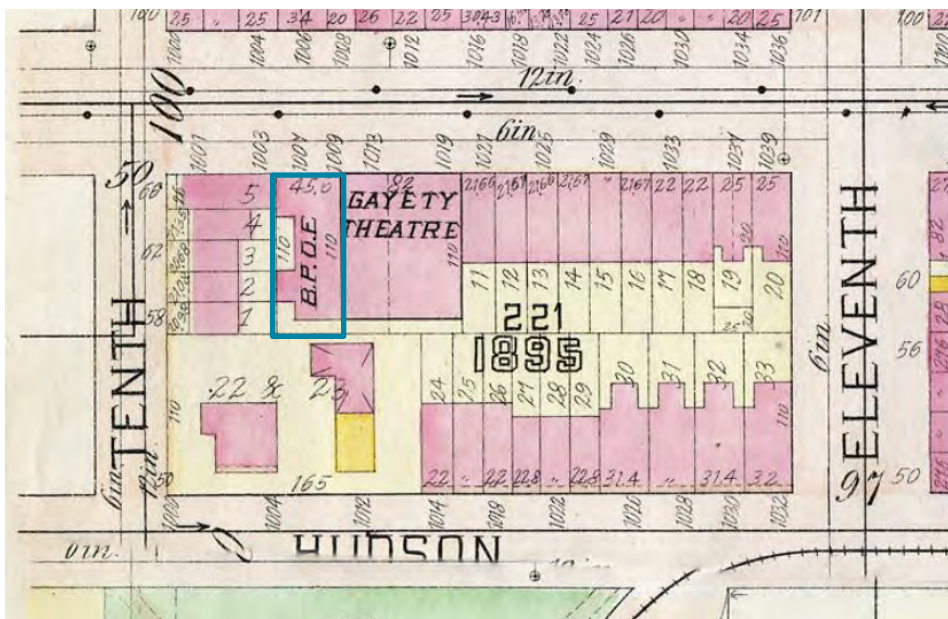


Figure 2. The first notation of the Elks Lodge on a 1909 atlas (Hopkins 1909).

CONTINUATION SHEET

Property ID: -2134378657

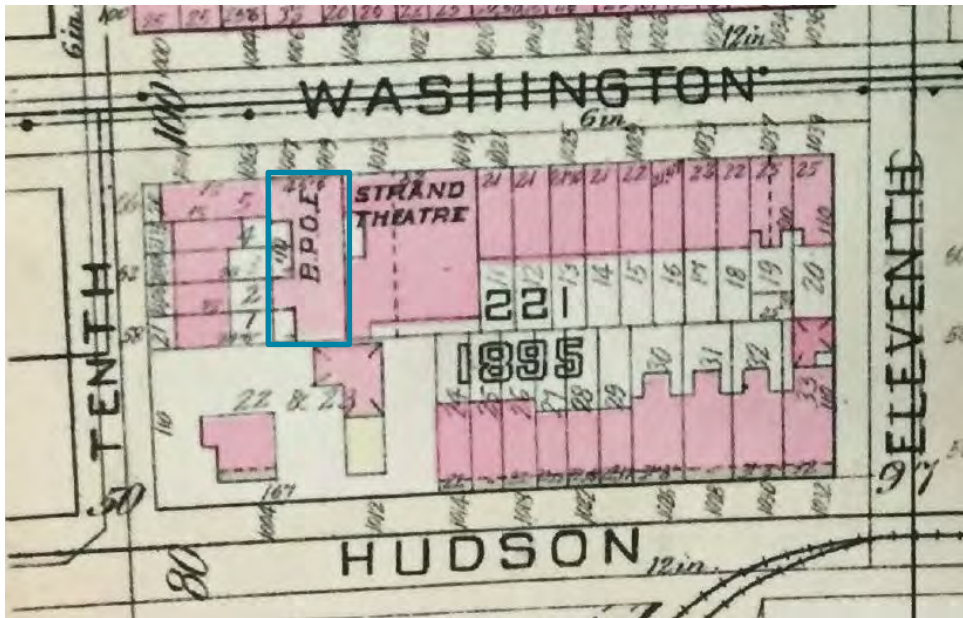


Figure 3. The location of the Elks Lodge on a 1923 atlas (Hopkins 1923).

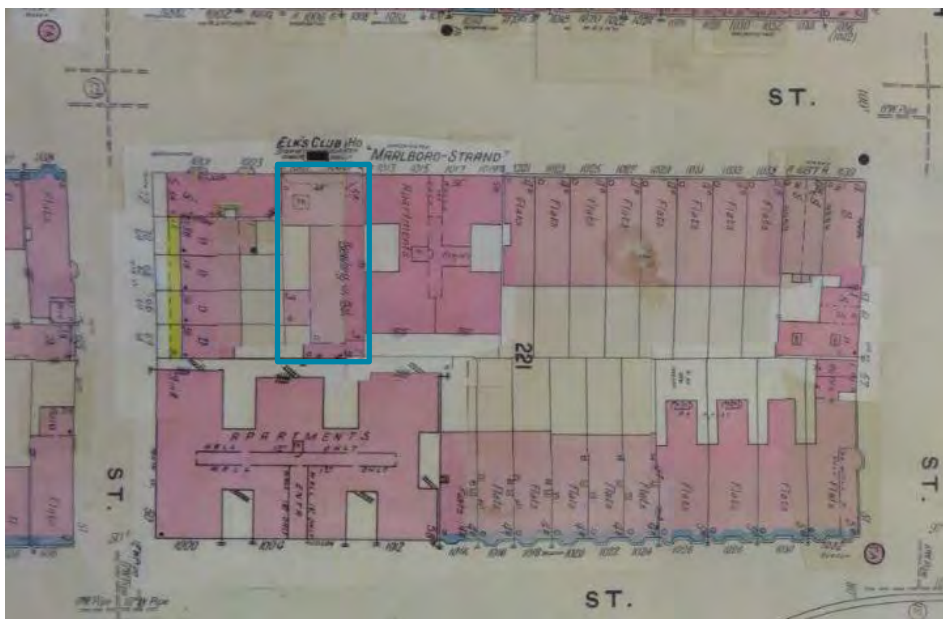


Figure 4. Image showing the Elks Lodge noted at this building on a 1932 Sanborn map (Sanborn 1932).

CONTINUATION SHEET

Property ID: -2134378657

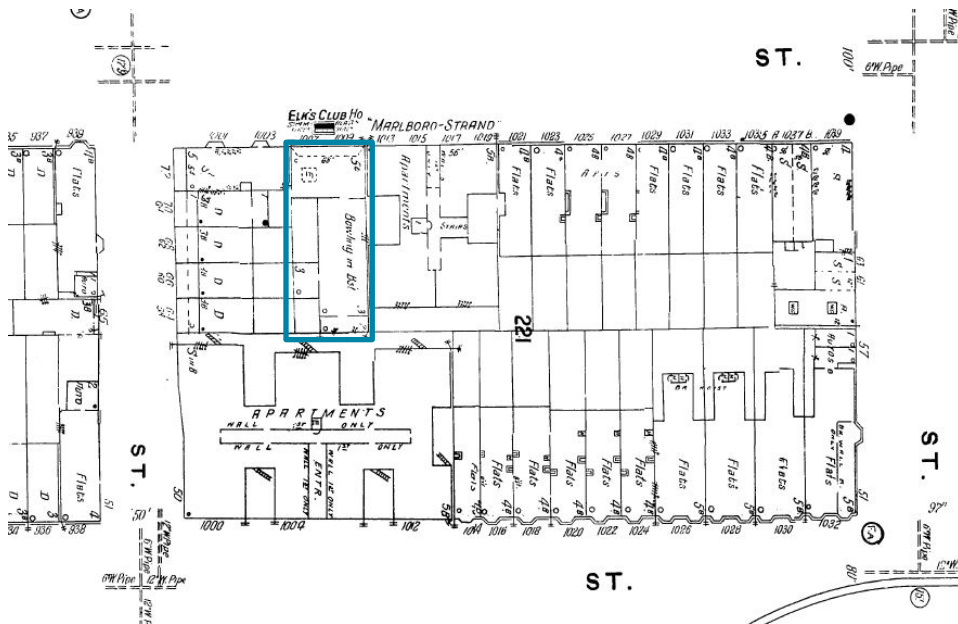


Figure 5. Image showing the Elks Lodge on a 1938 Sanborn map (Sanborn 1938).



Figure 6. Photograph of the Elks Lodge at 1007-1011 Washington Street in 1914 (Source: Hoboken Historical Museum).

CONTINUATION SHEET

Property ID: -2134378657



Figure 7. Photograph of the groundbreaking for the Elks Lodge along Washington Street (Source: Hoboken Elks 74).

Survey Name: Hoboken City Architectural Survey 2018

Date: 3/5/2019

Surveyor: Melanie Feushel (Surveyor), Kaitlin Pluskota (preparer)

Organization: AECOM

Hoboken Historic District

Intensive-Level Architectural Survey
City of Hoboken, Hudson County, New Jersey

Base Forms

BINDER 2

- First Street
- Second Street
- Third Street
- Fourth Street
- Fifth Street
- Sixth Street
- Seventh Street
- Eighth Street
- Ninth Street
- Tenth Street
- Eleventh Street
- Thirteenth Street
- Fourteenth Street
- Adams Street
- Bloomfield Street

volume 3

BINDER 3

- Castle Point Terrace
- Clinton Street
- Garden Street

volume 4

BINDER 4

- Grand Street
- Hudson Place
- Hudson Street
- Jackson Street
- Jefferson Street
- Madison Street
- Monroe Street
- Newark Street
- Observer Highway
- Park Avenue
- Paterson Avenue
- River Street
- Sinatra Boulevard
- Washington Street

volume 5

BINDER 5

- Washington Street (*continued*)
- Willow Avenue
- Willow Court

volume 6