

DECEMBER 2016

REBUILD BY DESIGN

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

HUDSON RIVER

Hoboken

Weehawken

Jersey City

New Jersey

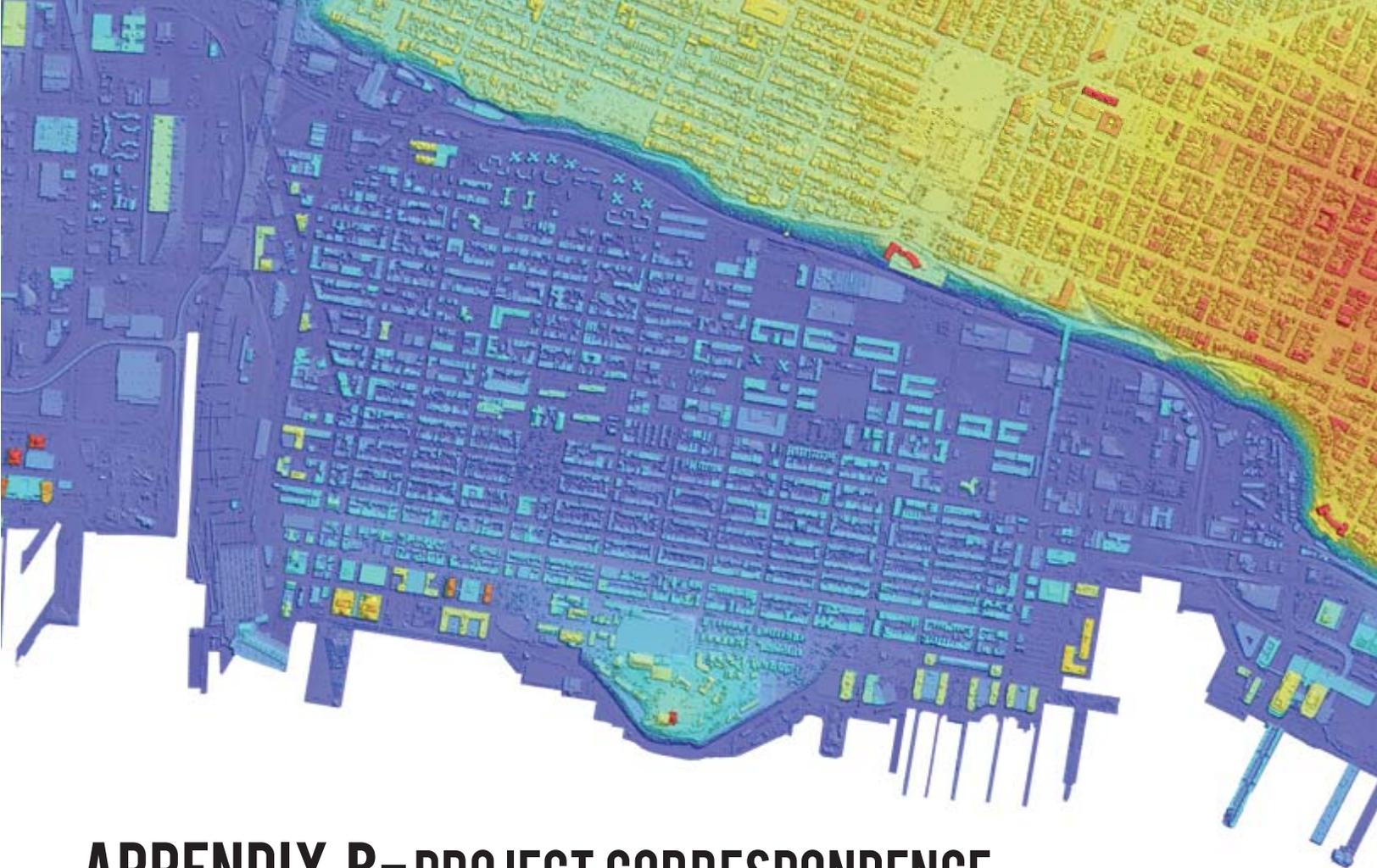
CULTURAL RESOURCES
TECHNICAL ENVIRONMENTAL STUDY

VOL.2
(APPENDICES)

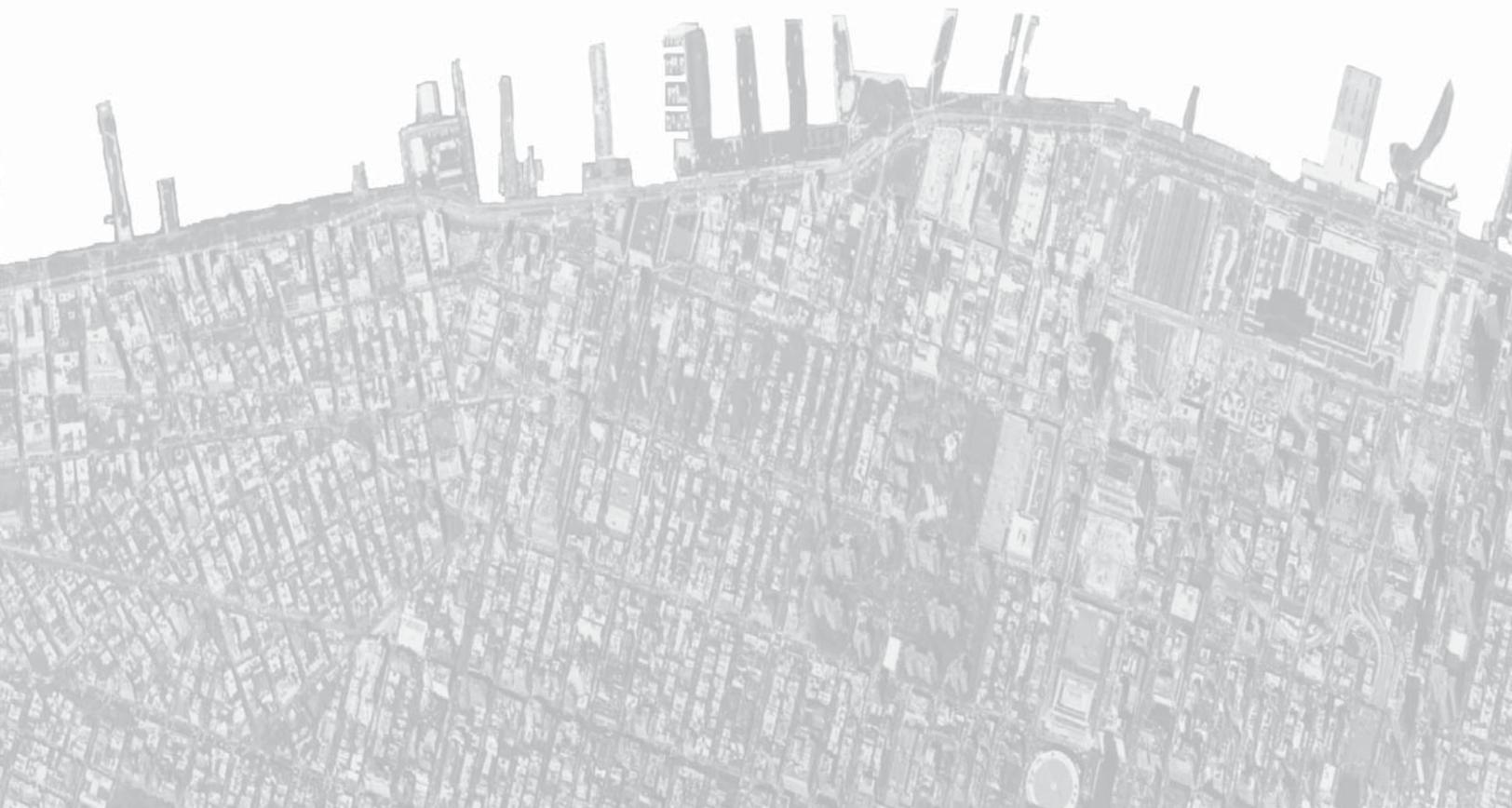


APPENDIX A-REPORT PLATES





APPENDIX B-PROJECT CORRESPONDENCE





State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

SANDY RECOVERY DIVISION

101 SOUTH BROAD STREET

PO Box 823

TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

December 2, 2016

Historic Preservation Commission
Dennis English, Chair
Hoboken City Hall
94 Washington Street
Hoboken, New Jersey 07030

Rebuild by Design Hudson River Invitation to Consult as a Consulting Party under Section 106 of the National Historic Preservation Act

Dear Mr. English,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Hoboken Historical Museum for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as an interested party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be an interested party on this project, please provide your response within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles A. Richman". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP

LEGEND

-  Study Area
-  Municipal Boundary
-  Alternative 1 - Resist Structure
-  Alternative 1 - Proposed Underground Tank
-  Alternative 1 - Proposed Underground Piping



Source: New Jersey 2015 High Resolution Orthophotography

REBUILD BY DESIGN HUDSON RIVER • RESIST • DELAY • STORE • DISCHARGE •

 State of New Jersey DEPARTMENT OF ENVIRONMENTAL PROTECTION 

PROJECT AREA MAP
ALTERNATIVE 1

8/8/2016

FIGURE 1

LEGEND

-  Study Area
-  Municipal Boundary
-  Alternative 2 - Resist Structure
-  High Level Storm Sewer System
-  Alternative 2 - Proposed Underground Piping
-  Alternative 2 - Proposed Underground Tank



Source: New Jersey 2015 High Resolution Orthophotography

Path: G:\50074974\CIS\Mxd\Alternatives 1-20-2016\Out to SHPO2_Historic_ProjectArea_Alternative 2.mxd

REBUILD BY DESIGN HUDSON RIVER ■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■



**PROJECT AREA MAP
ALTERNATIVE 2**

8/8/2016

FIGURE 2

LEGEND

-  Study Area
-  Municipal Boundary
-  Alternative 3 - Resist Structure
-  High Level Storm Sewer System
-  Alternative 3 - Proposed Underground Tank
-  Alternative 3 - Proposed Underground Piping



Source: New Jersey 2015 High Resolution Orthophotography

Path: C:\50074974\GIS\Map\Alternatives 1-20-2016\Out to SHPO2_Historic_ProjectArea_Alternative 3.mxd

REBUILD BY DESIGN HUDSON RIVER ■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■



**PROJECT AREA MAP
ALTERNATIVE 3**

8/8/2016

FIGURE 3

From: Sherman, Clay <Clay.Sherman@dep.nj.gov>
Sent: Tuesday, August 23, 2016 2:34 PM
To: Smith, Lawrence; Doss, Gary
Cc: Schwarz, Frank; Reinknecht, Dennis; McEvoy, Kim; DEP rbdh-archive
Subject: FW: Section 106 Consultation - Rebuild by Design Hudson River
Attachments: Absentee Shawnee Tribe Executed Consultation Letter RBD Hudson River.pdf

This message originated from outside your organization

Larry,

Forwarding.

Clay Sherman, Project Manager
Hudson River Rebuild By Design
www.rbd-hudsonriver.nj.gov

Engineering and Construction
Bureau of Flood Resilience
501 East State Street, P.O. Box 420
Mail Code 501-01A
Trenton, NJ 08625-0420
Cell (609) 433-3944

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Sent from my Windows Phone

From: [Smith-Herman, Nicholas](#)
Sent: 8/19/2016 3:31 PM
To: Joseph.Blanchard@astribe.com
Cc: edwinab@astribe.com; [Marcopul, Kate](#); [Smith-Herman, Nicholas](#); [McEvoy, Kim](#); [Sherman, Clay](#); [Schwarz, Frank](#); [Reinknecht, Dennis](#)
Subject: Section 106 Consultation - Rebuild by Design Hudson River

The New Jersey Department of Community Affairs, as HUD's responsible entity, is notifying the Absentee Shawnee Tribe of Indians of Oklahoma that the subject undertaking involves "extensive land disturbance" and meets the condition for notification specified by your tribe in the Section 106 Programmatic Agreement for Hurricane Sandy in New Jersey. Please review the attached letter, which is being sent to you in hard copy via regular mail.

If you have any initial concerns with impacts of the project on religious and cultural properties, please note them in your response. Our representative may be following up with you in approximately 10 days to make sure you received this e-mail and attached letter, and to assess your interest in consultation.

If you do not wish to consult on this project, please inform us as soon as possible by replying to all parties on this message.

Thank you very much.

Nicholas Smith-Herman

Program Specialist II

Compliance and Monitoring Office

Sandy Recovery Division.

Department of Community Affairs

101 S. Broad St., PO Box 823

Trenton, NJ 08625

609-292-6068



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State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO BOX 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Absentee Shawnee Tribe of Oklahoma
Governor Edwina Butler-Wolfe
2025 South Gordon Cooper Drive
Shawnee, Oklahoma 74801

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Governor Butler-Wolfe,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Shawnee Tribe of Oklahoma for the proposed undertaking in accordance with 36 CFR Part 800 and the *Programmatic Agreement among the Federal Emergency Management Agency, the New Jersey State Historic Preservation Officer, the New Jersey State Office of Emergency Management, the Advisory Council on Historic Preservation, the Absentee Shawnee Tribe of Indians of Oklahoma, the Delaware Nation, the Delaware Tribe of Indians, the Shawnee Tribe of Oklahoma, and the Stockbridge Munsee Band of Mohicans as a result of Hurricane Sandy* (the PA).

The NJDCA has designated NJDEP as the lead agency for this project who are assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.



NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.

We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulting party on this project, please let us know of your interest within 30 days. If you have comments on the APE or any initial concerns with impacts of the project on religious or cultural properties, please note them in your response. An NJDCA-authorized representative may be following up with Joseph Blanchard, your THPO, in approximately 10 days to make sure you received this letter and to discuss whether you plan to consult further on this project.

See http://www.comcon.org/sites/default/files/historic_preservation/ for more information on the Section 106 review process. HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58/>.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Joseph Blanchard, THPO
Kate Marcopul, SHPO
Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

The Archaeological Society of New Jersey
Dr. Ilene Grossman-Bailey
c/o New Jersey State Museum
Bureau of Archaeology & Ethnography
205 West State Street
P.O. Box 530
Trenton, New Jersey 08625-0530

**Rebuild by Design Hudson River
Invitation to Consult as an Interested Party under Section 106 of the
National Historic Preservation Act**

Dear Dr. Grossman-Bailey,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Archaeological Society of New Jersey for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both



archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.

We respectfully request your participation as an interested party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be an interested party on this project, please provide your response within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Richman', with a long horizontal flourish extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

City of Hoboken
Mayor Dawn Zimmer
94 Washington Street
Hoboken, New Jersey 07030

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Mayor Zimmer,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. As you are well aware, the State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the City of Hoboken for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulted party on this project, please let us know of your interest within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CARICHMAN', with a long horizontal flourish extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

City of Jersey City
Mayor Steven Fulop
280 Grove Street
Jersey City, New Jersey 07302

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Mayor Fulop,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

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The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



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If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Richman', with a long horizontal line extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP

From: Sherman, Clay <Clay.Sherman@dep.nj.gov>
Sent: Tuesday, August 23, 2016 2:32 PM
To: Smith, Lawrence; Doss, Gary
Cc: Schwarz, Frank; Reinknecht, Dennis; McEvoy, Kim; DEP rbdh-archive
Subject: FW: Section 106 Consultation - Rebuild by Design Hudson River
Attachments: Delaware Nation Executed Consultation Letter RBD Hudson River.pdf

This message originated from outside your organization

Larry,

Forwarding.

Clay Sherman, Project Manager
Hudson River Rebuild By Design
www.rbd-hudsonriver.nj.gov

Engineering and Construction
Bureau of Flood Resilience
501 East State Street, P.O. Box 420
Mail Code 501-01A
Trenton, NJ 08625-0420
Cell (609) 433-3944

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From: [Smith-Herman, Nicholas](#)
Sent: 8/19/2016 3:31 PM
To: jross@delawarenation.com
Cc: email@DelawareNation.com; [Marcopul, Kate](#); [Smith-Herman, Nicholas](#); [McEvoy, Kim](#); [Sherman, Clay](#); [Schwarz, Frank](#); [Reinknecht, Dennis](#)
Subject: Section 106 Consultation - Rebuild by Design Hudson River

The New Jersey Department of Community Affairs, as HUD's responsible entity, is notifying the Delaware Nation, Oklahoma that the subject undertaking involves "extensive land disturbance" and meets the condition for notification specified by your tribe in the Section 106 Programmatic Agreement for Hurricane Sandy in New Jersey. Please review the attached letter, which is being sent to you in hard copy via regular mail.

If you have any initial concerns with impacts of the project on religious and cultural properties, please note them in your response. Our representative may be following up with you in approximately 10 days to make sure you received this e-mail and attached letter, and to assess your interest in consultation.

If you do not wish to consult on this project, please inform us as soon as possible by replying to all parties on this message.

Thank you very much.

Nicholas Smith-Herman

Program Specialist II

Compliance and Monitoring Office

Sandy Recovery Division.

Department of Community Affairs

101 S. Broad St., PO Box 823

Trenton, NJ 08625

609-292-6068



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State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Delaware Nation, Oklahoma
Kerry Holton, President
P.O. Box 825
Anadarko, Oklahoma 73005

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear President Holton,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

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The NJDCA has designated NJDEP as the lead agency for this project who are assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.



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We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulting party on this project, please let us know of your interest within 30 days. If you have comments on the APE or any initial concerns with impacts of the project on religious or cultural properties, please note them in your response. An NJDCA-authorized representative may follow up with Jason Ross in approximately 10 days to make sure you received this letter and to discuss whether you plan to consult further on this project.

See http://www.comcon.org/sites/default/files/historic_preservation/ for more information on the Section 106 review process. HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58/>.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Jason Ross, Delaware Nation
Kate Marcopul, SHPO
Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP

From: Sherman, Clay <Clay.Sherman@dep.nj.gov>
Sent: Tuesday, August 23, 2016 2:31 PM
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Subject: FW: Section 106 Consultation - Rebuild by Design Hudson River
Attachments: Delaware Tribe of Indians Executed Consultation Letter RBD Hudson River.pdf

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Larry,

Forwarding.

Clay Sherman, Project Manager
Hudson River Rebuild By Design
www.rbd-hudsonriver.nj.gov

Engineering and Construction
Bureau of Flood Resilience
501 East State Street, P.O. Box 420
Mail Code 501-01A
Trenton, NJ 08625-0420
Cell (609) 433-3944

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Sent from my Windows Phone

From: [Smith-Herman, Nicholas](#)
Sent: 8/19/2016 3:31 PM
To: bobermeyer@delawaretribe.org
Cc: cbrooks@delawaretribe.org; [Marcopul, Kate](#); [Smith-Herman, Nicholas](#); [McEvoy, Kim](#); [Sherman, Clay](#); [Schwarz, Frank](#); [Reinknecht, Dennis](#)
Subject: Section 106 Consultation - Rebuild by Design Hudson River

The New Jersey Department of Community Affairs, as HUD's responsible entity, is notifying the Delaware Tribe of Indians of Oklahoma that the subject undertaking involves "extensive land disturbance" and meets the condition for notification specified by your tribe in the Section 106 Programmatic Agreement for Hurricane Sandy in New Jersey. Please review the attached letter, which is being sent to you in hard copy via regular mail.

If you have any initial concerns with impacts of the project on religious and cultural properties, please note them in your response. Our representative may be following up with you in approximately 10 days to make sure you received this e-mail and attached letter, and to assess your interest in consultation.

If you do not wish to consult on this project, please inform us as soon as possible by replying to all parties on this message.

Thank you very much.

Nicholas Smith-Herman

Program Specialist II

Compliance and Monitoring Office

Sandy Recovery Division.

Department of Community Affairs

101 S. Broad St., PO Box 823

Trenton, NJ 08625

609-292-6068



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State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Delaware Tribe of Indians
Chief Chester Brooks
Delaware Tribal Headquarters
5100 Tuxedo Boulevard
Bartlesville, Oklahoma 74006

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Chief Brooks,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Shawnee Tribe of Oklahoma for the proposed undertaking in accordance with 36 CFR Part 800 and the *Programmatic Agreement among the Federal Emergency Management Agency, the New Jersey State Historic Preservation Officer, the New Jersey State Office of Emergency Management, the Advisory Council on Historic Preservation, the Absentee Shawnee Tribe of Indians of Oklahoma, the Delaware Nation, the Delaware Tribe of Indians, the Shawnee Tribe of Oklahoma, and the Stockbridge Munsee Band of Mohicans as a result of Hurricane Sandy* (the PA).

The NJDCA has designated NJDEP as the lead agency for this project who are assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.



NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.

We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulting party on this project, please let us know of your interest within 30 days. If you have comments on the APE or any initial concerns with impacts of the project on religious or cultural properties, please note them in your response. An NJDCA-authorized representative may be following up with Dr. Brice Obermeyer in approximately 10 days to make sure you received this letter and to discuss whether you plan to consult further on this project.

See http://www.comcon.org/sites/default/files/historic_preservation/ for more information on the Section 106 review process. HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58/>.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Brice Obermeyer, THPO
Kate Marcopul, SHPO
Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP

From: Sherman, Clay <Clay.Sherman@dep.nj.gov>
Sent: Tuesday, August 23, 2016 2:33 PM
To: Smith, Lawrence; Doss, Gary
Cc: Schwarz, Frank; Reinknecht, Dennis; McEvoy, Kim; DEP rbdh-archive
Subject: FW: Section 106 Consultation - Rebuild by Design Hudson River
Attachments: Eastern Shawnee Tribe Executed Consultation Letter RBD Hudson River.pdf

This message originated from outside your organization

Larry,

Forwarding.

Clay Sherman, Project Manager
Hudson River Rebuild By Design
www.rbd-hudsonriver.nj.gov

Engineering and Construction
Bureau of Flood Resilience
501 East State Street, P.O. Box 420
Mail Code 501-01A
Trenton, NJ 08625-0420
Cell (609) 433-3944

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Sent from my Windows Phone

From: [Smith-Herman, Nicholas](#)
Sent: 8/19/2016 3:31 PM
To: RDushane@estoo.net
Cc: chief@estoo.net; [Marcopul, Kate](#); [Smith-Herman, Nicholas](#); [McEvoy, Kim](#); [Sherman, Clay](#); [Schwarz, Frank](#); [Reinknecht, Dennis](#)
Subject: Section 106 Consultation - Rebuild by Design Hudson River

The New Jersey Department of Community Affairs, as HUD's responsible entity, is notifying the Eastern Shawnee Tribe of Oklahoma that the subject undertaking involves "extensive land disturbance" and meets the condition for notification specified by your tribe in the Section 106 Programmatic Agreement for Hurricane Sandy in New Jersey. Please review the attached letter, which is being sent to you in hard copy via regular mail.

If you have any initial concerns with impacts of the project on religious and cultural properties, please note them in your response. Our representative may be following up with you in approximately 10 days to make sure you received this e-mail and attached letter, and to assess your interest in consultation.

If you do not wish to consult on this project, please inform us as soon as possible by replying to all parties on this message.

Thank you very much.

Nicholas Smith-Herman

Program Specialist II

Compliance and Monitoring Office

Sandy Recovery Division.

Department of Community Affairs

101 S. Broad St., PO Box 823

Trenton, NJ 08625

609-292-6068



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State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

SANDY RECOVERY DIVISION

101 SOUTH BROAD STREET

PO Box 823

TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Eastern Shawnee Tribe of Oklahoma
Glenna Wallace, Chief
P.O. Box 350
Seneca, Missouri 64865

Rebuild by Design Hudson River Invitation to Consult as a Consulting Party under Section 106 of the National Historic Preservation Act

Dear Chief Wallace,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Shawnee Tribe of Oklahoma for the proposed undertaking in accordance with 36 CFR Part 800 and the *Programmatic Agreement among the Federal Emergency Management Agency, the New Jersey State Historic Preservation Officer, the New Jersey State Office of Emergency Management, the Advisory Council on Historic Preservation, the Absentee Shawnee Tribe of Indians of Oklahoma, the Delaware Nation, the Delaware Tribe of Indians, the Shawnee Tribe of Oklahoma, and the Stockbridge Munsee Band of Mohicans as a result of Hurricane Sandy* (the PA).

The NJDCA has designated NJDEP as the lead agency for this project who are assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.



NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.

We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulting party on this project, please let us know of your interest within 30 days. If you have comments on the APE or any initial concerns with impacts of the project on religious or cultural properties, please note them in your response. An NJDCA-authorized representative may follow up in approximately 10 days with Robin Dushane, your THPO, to make sure you received this letter and to discuss whether you plan to consult further on this project.

See http://www.comcon.org/sites/default/files/historic_preservation/ for more information on the Section 106 review process. HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58/>.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Robin Dushane, THPO
Kate Marcopul, SHPO
Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Erie Lackawanna Historical Society
Michael Connor, President
c/o David Start
22 Ice Plant Road
Lafayette, New Jersey 07848-2403

**Rebuild by Design Hudson River
Invitation to Consult as an Interested Party under Section 106 of the
National Historic Preservation Act**

Dear President Connor,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Erie Lackawanna Historical Society for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as an interested party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be an interested party on this project, please provide your response within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Federal Emergency Management Authority
Region II
Jerome Hatfield
26 Federal Plaza
New York, New York 10278-0002

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Mr. Hatfield,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Federal Emergency Management Authority for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulted party on this project, please let us know of your interest within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CARICHMAN', with a long horizontal flourish extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO BOX 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Federal Transit Administration
Henrika Buchanan-Smith
Region 2 Office
One Bowling Green, Room 428
New York, New York 10004

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Ms. Buchanan-Smith,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Federal Transit Administration for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulted party on this project, please let us know of your interest within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

SANDY RECOVERY DIVISION

101 SOUTH BROAD STREET

PO Box 823

TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Hoboken Historical Museum
Bob Foster, Director
1301 Hudson Street
Hoboken, New Jersey 07030

Rebuild by Design Hudson River Invitation to Consult as an Interested Party under Section 106 of the National Historic Preservation Act

Dear Mr. Foster,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Hoboken Historical Museum for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as an interested party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be an interested party on this project, please provide your response within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Hoboken Housing Authority
Marc Recko, Executive Director
400 Harrison Street
Hoboken, New Jersey 07030

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Mr. Recko,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Hoboken Housing Authority for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulted party on this project, please let us know of your interest within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CARICHMAN', followed by a long horizontal line extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO BOX 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Hoboken Quality of Life Coalition, Inc.
P.O. Box 1195
Hoboken, New Jersey 07030

**Rebuild by Design Hudson River
Invitation to Consult as an Interested Party under Section 106 of the
National Historic Preservation Act**

Dear Quality of Life Coalition Board Members,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Hoboken Quality of Life Coalition for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as an interested party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be an interested party on this project, please provide your response within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CARICHMAN', with a long horizontal line extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

SANDY RECOVERY DIVISION

101 SOUTH BROAD STREET

PO Box 823

TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Hudson County
Thomas A. DeGise, Executive
583 Newark Avenue
Jersey City, New Jersey 07306

Rebuild by Design Hudson River Invitation to Consult as a Consulting Party under Section 106 of the National Historic Preservation Act

Dear Mr. DeGise,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Hudson County for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulted party on this project, please let us know of your interest within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CARICHMAN', followed by a horizontal line extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS

SANDY RECOVERY DIVISION
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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Hudson Riverkeeper
Paul Gallay, President
20 Secor Road
Ossining, New York 10562

**Rebuild by Design Hudson River
Invitation to Consult as an Interested Party under Section 106 of the
National Historic Preservation Act**

Dear Mr. Gallay,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Hudson Riverkeeper for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as an interested party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be an interested party on this project, please provide your response within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

SANDY RECOVERY DIVISION

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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Jersey City Landmarks Conservancy
Justin Frohwirth, President
P.O. Box 68
Jersey City, New Jersey 07303-0068

Rebuild by Design Hudson River Invitation to Consult as an Interested Party under Section 106 of the National Historic Preservation Act

Dear Mr. Frohwirth,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Jersey City Landmarks Conservancy for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as an interested party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be an interested party on this project, please provide your response within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

SANDY RECOVERY DIVISION

101 SOUTH BROAD STREET

PO Box 823

TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

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

Rebuild by Design Hudson River Invitation to Consult as an Interested Party under Section 106 of the National Historic Preservation Act

Dear Mr. Tettamanti,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the New Jersey Historical Society for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as an interested party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be an interested party on this project, please provide your response within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CARICHMAN', with a horizontal line extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO BOX 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

New Jersey Transit
Jared Pilosio
1 Penn Plaza
Newark, New Jersey 07105

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Mr. Pilosio,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the New Jersey Transit for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulted party on this project, please let us know of your interest within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Charles A. Richman', with a long horizontal line extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Richard T. Hammer
Acting Commissioner, NJDOT
New Jersey State Department of Transportation
P.O. Box 600
Trenton, New Jersey 08625-0600

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Mr. Hammer,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the New Jersey Department of Transportation for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO



accepted the project initiation documentation as well as the list of consulting and interested parties.

We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulted party on this project, please let us know of your interest within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CARICHMAN', with a long horizontal flourish extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

National Oceanographic and Atmospheric Administration
NEFSC James Howard
Marine Sciences Laboratory
NOAA-National Marine Fisheries Service
74 Magruder Road, Sandy Hook
Highlands, New Jersey 07732

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Mr. Howard,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the National Oceanographic and Atmospheric Administration for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO



accepted the project initiation documentation as well as the list of consulting and interested parties.

We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulted party on this project, please let us know of your interest within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

SANDY RECOVERY DIVISION

101 SOUTH BROAD STREET

PO BOX 823

TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Port Authority of New York and New Jersey
Joseph Simenic
Program Director, Storm Mitigation & Resilience
4 World Trade Center
150 Greenwich Street
New York, New York 10007

Rebuild by Design Hudson River Invitation to Consult as a Consulting Party under Section 106 of the National Historic Preservation Act

Dear Mr. Simenic,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Port Authority of New York and New Jersey for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO



accepted the project initiation documentation as well as the list of consulting and interested parties.

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If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CARICHMAN', with a long horizontal line extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP

From: Sherman, Clay <Clay.Sherman@dep.nj.gov>
Sent: Tuesday, August 23, 2016 2:29 PM
To: Smith, Lawrence; Doss, Gary
Cc: Schwarz, Frank; Reinknecht, Dennis; McEvoy, Kim
Subject: FW: Section 106 Consultation - Rebuild by Design Hudson River
Attachments: Shawnee Tribe Executed Consultation Letter RBD Hudson River.pdf

This message originated from outside your organization

Larry,

Forwarding.

Clay Sherman, Project Manager
Hudson River Rebuild By Design
www.rbd-hudsonriver.nj.gov

Engineering and Construction
Bureau of Flood Resilience
501 East State Street, P.O. Box 420
Mail Code 501-01A
Trenton, NJ 08625-0420
Cell (609) 433-3944

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Sent from my Windows Phone

From: [Smith-Herman, Nicholas](#)
Sent: 8/19/2016 3:32 PM
To: kim.jumper@shawnee-tribe.com
Cc: shawneetrib@shawnee-tribe.com; [Marcopul, Kate](#); [Smith-Herman, Nicholas](#); [McEvoy, Kim](#); [Sherman, Clay](#); [Schwarz, Frank](#); [Reinknecht, Dennis](#)
Subject: Section 106 Consultation - Rebuild by Design Hudson River

The New Jersey Department of Community Affairs, as HUD's responsible entity, is notifying the Shawnee Tribe of Oklahoma that the subject undertaking involves "extensive land disturbance" and meets the condition for notification specified by your tribe in the Section 106 Programmatic Agreement for Hurricane Sandy in New Jersey. Please review the attached letter, which is being sent to you in hard copy via regular mail.

If you have any initial concerns with impacts of the project on religious and cultural properties, please note them in your response. Our representative may be following up with you in approximately 10 days to make sure you received this e-mail and attached letter, and to assess your interest in consultation.

If you do not wish to consult on this project, please inform us as soon as possible by replying to all parties on this message.

Thank you very much.

Nicholas Smith-Herman

Program Specialist II

Compliance and Monitoring Office

Sandy Recovery Division.

Department of Community Affairs

101 S. Broad St., PO Box 823

Trenton, NJ 08625

609-292-6068



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State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Shawnee Tribe
Ron Sparkman, Chief
29 South Highway 69A
Miami, OK 73005

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Chief Sparkman,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Shawnee Tribe of Oklahoma for the proposed undertaking in accordance with 36 CFR Part 800 and the *Programmatic Agreement among the Federal Emergency Management Agency, the New Jersey State Historic Preservation Officer, the New Jersey State Office of Emergency Management, the Advisory Council on Historic Preservation, the Absentee Shawnee Tribe of Indians of Oklahoma, the Delaware Nation, the Delaware Tribe of Indians, the Shawnee Tribe of Oklahoma, and the Stockbridge Munsee Band of Mohicans as a result of Hurricane Sandy* (the PA).

The NJDCA has designated NJDEP as the lead agency for this project who are assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.



NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.

We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulting party on this project, please let us know of your interest within 30 days. If you have comments on the APE or any initial concerns with impacts of the project on religious or cultural properties, please note them in your response. An NJDCA-authorized representative may follow up with Jim Jumper, your THPO, in approximately 10 days to make sure you received this letter and to discuss whether you plan to consult further on this project.

See http://www.comcon.org/sites/default/files/historic_preservation/ for more information on the Section 106 review process. HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58/>.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Kim Jumper, THPO
Kate Marcopul, SHPO
Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP

From: Sherman, Clay <Clay.Sherman@dep.nj.gov>
Sent: Tuesday, August 23, 2016 2:31 PM
To: Smith, Lawrence; Doss, Gary
Cc: Schwarz, Frank; Reinknecht, Dennis; McEvoy, Kim; DEP rbdh-archive
Subject: FW: Section 106 Consultation - Rebuild by Design Hudson River
Attachments: Stockbridge Musee Community Executed Consultation Letter.pdf

This message originated from outside your organization

Larry,

Forwarding.

Clay Sherman, Project Manager
Hudson River Rebuild By Design
www.rbd-hudsonriver.nj.gov

Engineering and Construction
Bureau of Flood Resilience
501 East State Street, P.O. Box 420
Mail Code 501-01A
Trenton, NJ 08625-0420
Cell (609) 433-3944

NOTE: This e-mail is protected by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521. This E-Mail and its contents may be Privileged & Confidential due to the Attorney-Client Privilege, Attorney Work Product, Deliberative Process or under the New Jersey Open Public Records Act.

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Sent from my Windows Phone

From: [Smith-Herman, Nicholas](#)
Sent: 8/19/2016 3:32 PM
To: bonney.hartley@mohican-nsn.gov
Cc: wally.miller@mohican-nsn.gov; [Marcopul, Kate](#); [Smith-Herman, Nicholas](#); [McEvoy, Kim](#); [Sherman, Clay](#); [Schwarz, Frank](#); [Reinknecht, Dennis](#)
Subject: Section 106 Consultation - Rebuild by Design Hudson River

The New Jersey Department of Community Affairs, as HUD's responsible entity, is notifying the Stockbridge-Munsee Community that the subject undertaking involves "extensive land disturbance" and meets the condition for notification specified by your tribe in the Section 106 Programmatic Agreement for Hurricane Sandy in New Jersey. Please review the attached letter, which is being sent to you in hard copy via regular mail.

If you have any initial concerns with impacts of the project on religious and cultural properties, please note them in your response. Our representative may be following up with you in approximately 10 days to make sure you received this e-mail and attached letter, and to assess your interest in consultation.

If you do not wish to consult on this project, please inform us as soon as possible by replying to all parties on this message.

Thank you very much.

Nicholas Smith-Herman

Program Specialist II

Compliance and Monitoring Office

Sandy Recovery Division.

Department of Community Affairs

101 S. Broad St., PO Box 823

Trenton, NJ 08625

609-292-6068



CONFIDENTIALITY NOTICE The information contained in this communication from the Department of Community Affairs is privileged and confidential and is intended for the sole use of the persons or entities who are the addressees. If you are not an intended recipient of this e-mail, the dissemination, distribution, copying or use of the information it contains is strictly prohibited. If you have received this communication in error, please immediately contact the Sandy Recovery Division at 609.292.7420 to arrange for the return of this information.

From: Bonney Hartley [<mailto:Bonney.Hartley@mohican-nsn.gov>]
Sent: Thursday, September 01, 2016 12:31 PM
To: Smith-Herman, Nicholas
Cc: Marcopul, Kate; McEvoy, Kim; Sherman, Clay; Schwarz, Frank; Reinknecht, Dennis
Subject: RE: Section 106 Consultation - Rebuild by Design Hudson River

Dear Nicholas:

I have completed review of the letter inviting comment on the Rebuild by Design Hudson River. On behalf of Stockbridge-Munsee Mohican Tribe I thank you for providing the information, but we have determined the locations are not within our cultural areas of interest and we therefore do not wish to consult.

For future reference too please note our President is Ms. Shannon Holsey (Shannon.Holsey@mohican-nsn.gov).

Kind regards,
Bonney

Bonney Hartley
Tribal Historic Preservation Officer
Stockbridge-Munsee Mohican Tribal Historic Preservation
New York Office
65 1st Street
Troy, NY 12180
(518) 244-3164
Bonney.Hartley@mohican-nsn.gov
www.mohican-nsn.gov



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

SANDY RECOVERY DIVISION

101 SOUTH BROAD STREET

PO BOX 823

TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Stockbridge-Munsee Community
Band of the Mohicans
Wally Miller, Chairman
N8476 Moh He Con Nuck Road
Bowler, Wisconsin 54417

Rebuild by Design Hudson River Invitation to Consult as a Consulting Party under Section 106 of the National Historic Preservation Act

Dear Chairman Miller,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Shawnee Tribe of Oklahoma for the proposed undertaking in accordance with 36 CFR Part 800 and the *Programmatic Agreement among the Federal Emergency Management Agency, the New Jersey State Historic Preservation Officer, the New Jersey State Office of Emergency Management, the Advisory Council on Historic Preservation, the Absentee Shawnee Tribe of Indians of Oklahoma, the Delaware Nation, the Delaware Tribe of Indians, the Shawnee Tribe of Oklahoma, and the Stockbridge Munsee Band of Mohicans as a result of Hurricane Sandy* (the PA).

The NJDCA has designated NJDEP as the lead agency for this project who are assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.



NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.

We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulting party on this project, please let us know of your interest within 30 days. If you have comments on the APE or any initial concerns with impacts of the project on religious or cultural properties, please note them in your response. An NJDCA-authorized representative may follow up with Bonney Hartley, your THPO, in approximately 10 days to make sure you received this letter and to discuss whether you plan to consult further on this project.

See http://www.comcon.org/sites/default/files/historic_preservation/ for more information on the Section 106 review process. HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58/>.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Bonney Hartley, THPO
Kate Marcopul, SHPO
Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO BOX 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Township of Weehawken
Mayor Richard Turner
Weehawken Town Hall
400 Park Avenue
Weehawken, New Jersey 07086

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Mayor Turner,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Township of Weehawken for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO



accepted the project initiation documentation as well as the list of consulting and interested parties.

We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulted party on this project, please let us know of your interest within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,



Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO BOX 823
TRENTON, NJ 08625-0823

CHARLES A. RICHMAN
Commissioner

August 19, 2016

United States Army Corps of Engineers
Colonel David Cauldwell, Commander and District Engineer, New York District
26 Federal Plaza, Rm 2109
New York, New York 10278-0090

**Rebuild by Design Hudson River
Invitation to Consult as a Consulting Party under Section 106 of the
National Historic Preservation Act**

Dear Colonel Cauldwell,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the United States Army Corps of Engineers for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulted party on this project, please let us know of your interest within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Richman', with a long horizontal flourish extending to the right.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

SANDY RECOVERY DIVISION

101 SOUTH BROAD STREET

PO Box 823

TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

United States Environmental Protection Agency
Region 2
Judith A. Enck
290 Broadway
New York, New York 10007-1866

Rebuild by Design Hudson River Invitation to Consult as a Consulting Party under Section 106 of the National Historic Preservation Act

Dear Ms. Enck,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the United States Environmental Protection Agency for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO



accepted the project initiation documentation as well as the list of consulting and interested parties.

We respectfully request your participation as a consulted party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be a consulted party on this project, please let us know of your interest within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CARICHMAN', with a stylized flourish at the end.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
SANDY RECOVERY DIVISION
101 SOUTH BROAD STREET
PO Box 823
TRENTON, NJ 08625-0823

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

August 19, 2016

Weehawken Historical Society
Samuel Gato, President
212 Dodd Street
Weehawken, New Jersey 07087

**Rebuild by Design Hudson River
Invitation to Consult as an Interested Party under Section 106 of the
National Historic Preservation Act**

Dear Mr. Gato,

In an effort to address flood and resiliency vulnerabilities exposed as a result of Superstorm Sandy in 2012, the United States Department of Housing and Urban Development (HUD) launched the Rebuild by Design (RBD) competition inviting communities and designers to craft resiliency and flood damage reduction solutions. The State of New Jersey was subsequently awarded \$230 million to pursue the "Hudson River Project: Resist, Delay, Store, Discharge" (the Project) which seeks to reduce flooding and enhance resiliency in the municipality of Hoboken, and parts of Weehawken and Jersey City.

Under HUD regulation 24 CFR 58.4, the New Jersey Department of Community Affairs (NJDCA) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archaeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. NJDCA, HUD's Responsible Entity, is initiating consultation under Section 106 of the National Historic Preservation Act with the Weehawken Historical Society for the proposed undertaking in accordance with 36 CFR Part 800.

The NJDCA has designated NJDEP as the lead agency for this project who to assisting with the environmental review. NJDEP will prepare the Environmental Impact Statement (EIS) in accordance with HUD's procedures for NEPA found at 24 CFR Part 58, et al.

NJDEP has initiated the Section 106 process with the New Jersey Historic Preservation Office (NJHPO) and established the project's Areas of Potential Effects (APEs) for both archaeological and historic architectural resources. On June 2, 2016, the NJHPO accepted the project initiation documentation as well as the list of consulting and interested parties.



We respectfully request your participation as an interested party regarding the Proposed Project and seek your input on any cultural resources that you may be aware of or have concerns about for which you have jurisdiction and that fall within the project boundaries. To meet project timeframes, if you would like to be an interested party on this project, please provide your response within 30 days.

If you have any questions, comments, or concerns about the Proposed Project as it relates to cultural resources, please contact Clay Sherman, Project Manager, Office of Flood Hazard Risk Reduction Measures at the address above or at clay.sherman@dep.nj.gov.

Thank you for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CARICHMAN', written in a cursive style.

Charles A. Richman
Commissioner

Enclosures: Project Location
Alternative maps

cc: Nicholas Smith-Herman, NJDCA
Kim McEvoy, NJDEP
Frank Schwarz, NJDEP
Dennis Reinknecht, NJDEP
Clay Sherman, NJDEP



U.S. Department
Of Transportation
**Federal Transit
Administration**

Region II
New York
New Jersey

One Bowling Green
Room 429
New York, NY 10004-1415
212-668-2170
212-668-2136 (Fax)

September 2, 2016

Mr. Charles A. Richman, Commissioner
State Department of Community Affairs
Sandy Recovery Division
101 South Broad Street
P.O. Box 823
Trenton, NJ 08625

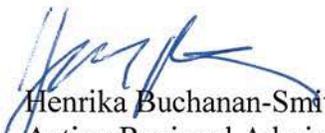
**Re: Rebuild by Design Hudson River
FTA Acceptance of Invitation to Participate as a Consulted Party under Section 106
of the Historic Preservation Act**

Dear Mr. Richman:

As a federal agency funding numerous public transit projects throughout the Rebuild by Design Hudson River (RBD Hudson River) project study area and as a participating agency on RBD Hudson River Environmental Impact Statement, the Federal Transit Administration (FTA) accepts your invitation to participate as a Consulted Party this project. FTA will limit its consultations to Section 106 resources related to transit facilities.

If you have any questions or require additional information please feel free to contact Dan Moser, FTA Community Planner, at daniel.moser@dot.gov or (212) 668-2326.

Sincerely,


Henrika Buchanan-Smith
Acting Regional Administrator

cc: Donald Burns, FTA
Daniel Moser, FTA
Dennis Reinknecht, NJDEP
Kim McEvoy, NJDEP
Clay Sherman, NJDEP
Nicholas Smith-Herman, NJDCA

LEGEND

-  Study Area
-  Municipal Boundary
-  Alternative 1 - Resist Structure
-  Alternative 1 - Proposed Underground Tank
-  Alternative 1 - Proposed Underground Piping



Path: Q:\150074974\GIS\MapDocs\Alternatives_1-20-2016\Out to SHPO2_Historic_ProjectArea_Alternative 1.mxd

Source: New Jersey 2015 High Resolution Orthophotography

REBUILD BY DESIGN HUDSON RIVER ■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■



**PROJECT AREA MAP
ALTERNATIVE 1**

8/8/2016
FIGURE 1

LEGEND

-  Study Area
-  Municipal Boundary
-  Alternative 2 - Resist Structure
-  High Level Storm Sewer System
-  Alternative 2 - Proposed Underground Piping
-  Alternative 2 - Proposed Underground Tank



Source: New Jersey 2015 High Resolution Orthophotography

REBUILD BY DESIGN HUDSON RIVER ■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■



**PROJECT AREA MAP
ALTERNATIVE 2**

8/8/2016

FIGURE 2

LEGEND

-  Study Area
-  Municipal Boundary
-  Alternative 3 - Resist Structure
-  High Level Storm Sewer System
-  Alternative 3 - Proposed Underground Tank
-  Alternative 3 - Proposed Underground Piping



Path: Q:\150074974\GIS\Mxd\ Alternatives 1-20-2016\Out to SHPO2_Historic_ProjectArea_Alternative 3.mxd

Source: New Jersey 2015 High Resolution Orthophotography

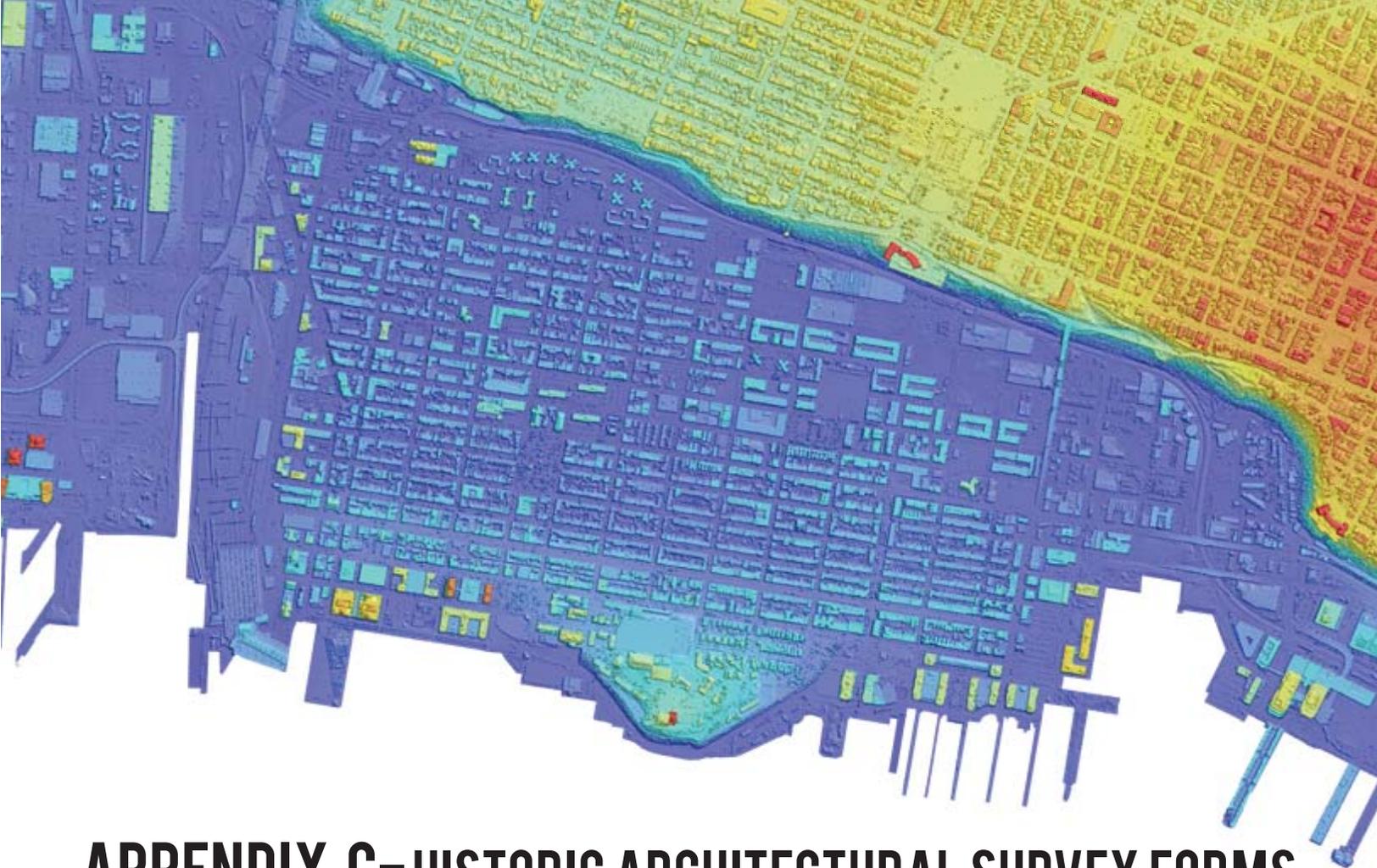
REBUILD BY DESIGN HUDSON RIVER ■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■



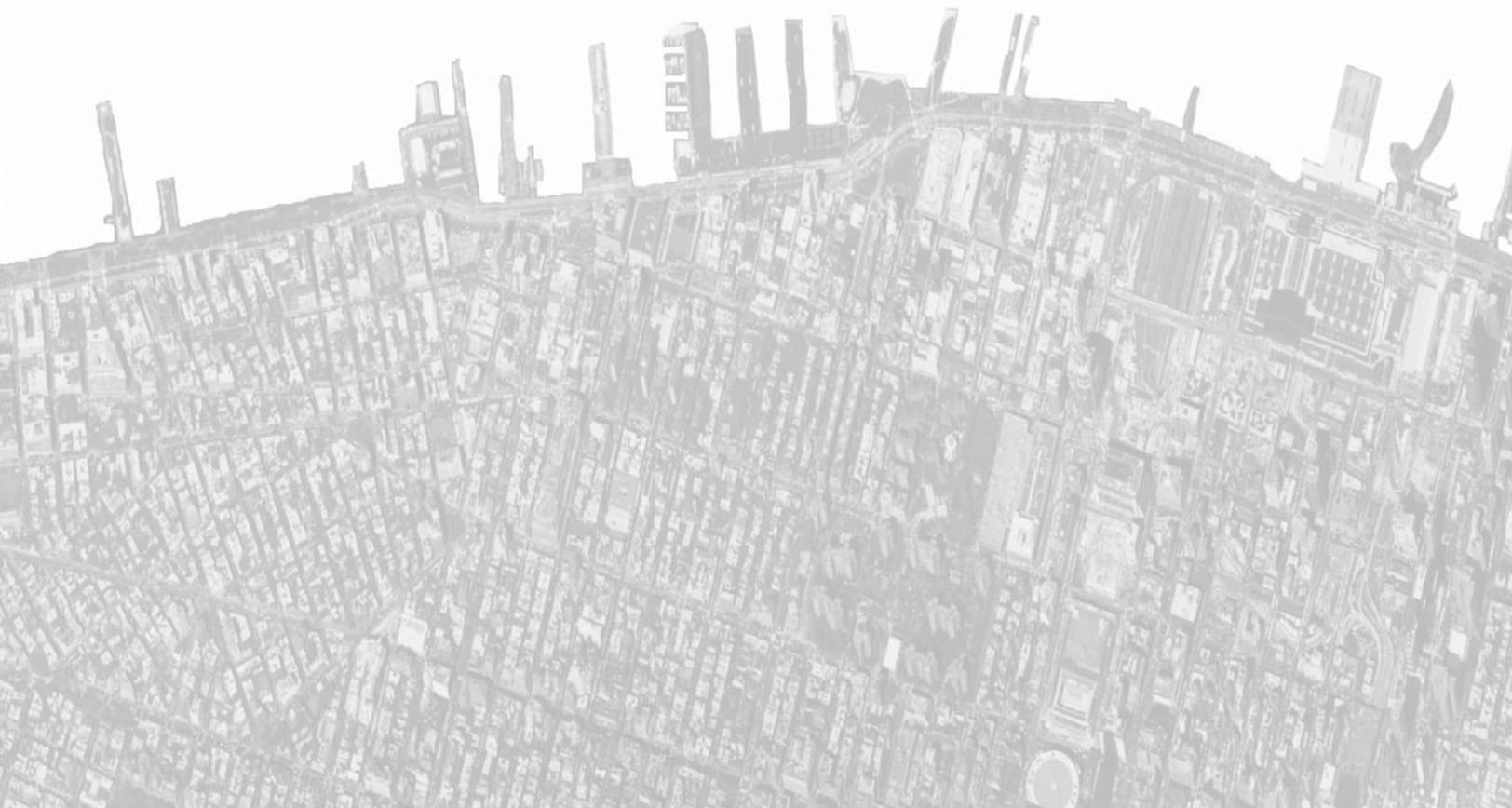
**PROJECT AREA MAP
ALTERNATIVE 3**

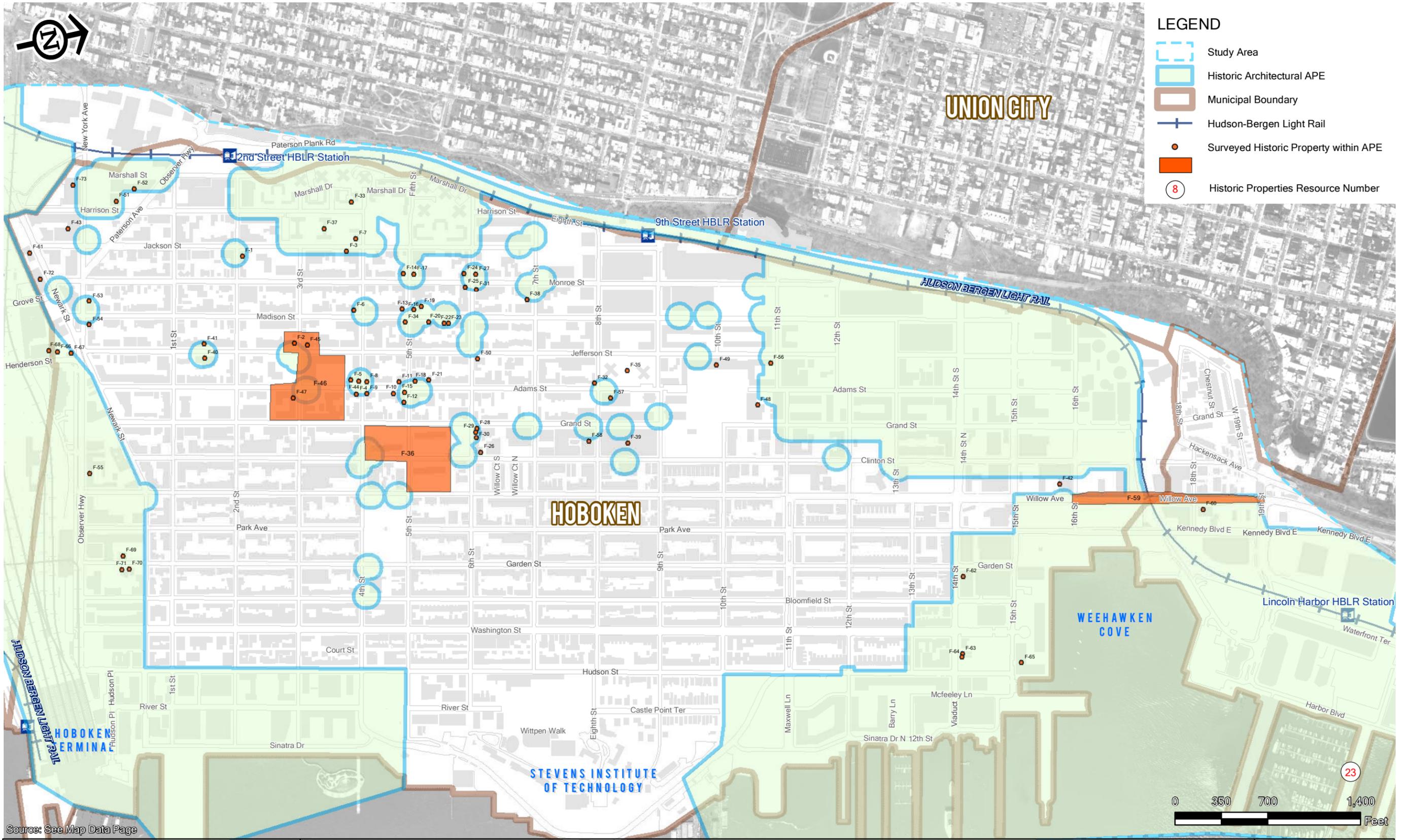
8/8/2016

FIGURE 3



APPENDIX C—HISTORIC ARCHITECTURAL SURVEY FORMS





Source: See Map Data Page

Surveyed Historic Properties within Historic Architectural APE

APPENDIX C
HISTORIC ARCHITECTURAL SURVEY FORMS

SURVEY FORMS IN APPENDIX C			
REF. NO.	PROPERTY NAME	ADDRESS	ELIGIBILITY RECOMMENDATION
F-1	608-614 2 nd Street	608-614 2 nd Street, Hoboken City	Not Eligible
F-2	224-232 Jefferson Street	224-232 Jefferson Street, Hoboken City	Recommended Eligible as contributing to the 3 rd Street Historic District
F-3	327 Jackson Street	327 Jackson Street, Hoboken City	Not Eligible
F-4	327-333 Adams Street	327-333 Adams Street, Hoboken City	Not Eligible
F-5	328-330 Adams Street	328-330 Adams Street, Hoboken City	Not Eligible
F-6	328-332 Madison Street	328-332 Madison Street, Hoboken City	Not Eligible
F-7	330-332 Jackson Street	330-332 Jackson Street, Hoboken City	Not Eligible
F-8	400 Adams Street	400 Adams Street, Hoboken City	Not Eligible
F-9	Albini Pharmacy and the Francisco Crozetti House	401 and 403 Adams Street, Hoboken City	Recommended Eligible
F-10	417 Adams Street	417 Adams Street, Hoboken City	Not Eligible
F-11	418-422 Adams Street	418-422 Adams Street, Hoboken City	Not Eligible
F-12	419 5th Street	419 5th Street, Hoboken City	Not Eligible
F-13	420-422 Madison Street	420-422 Madison Street, Hoboken City	Not Eligible
F-14	420-422 Monroe Street	420-422 Monroe Street, Hoboken City	Not Eligible
F-15	423 Adams Street	423 Adams Street, Hoboken City	Not Eligible
F-16	500 Madison Street	500 Madison Street, Hoboken City	Not Eligible
F-17	500 Monroe Street	500 Monroe Street, Hoboken City	Not Eligible
F-18	500-508 Adams Street	500-508 Adams Street, Hoboken City	Not Eligible
F-19	502-504 Madison Street	502-504 Madison Street, Hoboken City	Not Eligible

SURVEY FORMS IN APPENDIX C			
REF. NO.	PROPERTY NAME	ADDRESS	ELIGIBILITY RECOMMENDATION
F-20	509 Madison Street	509 Madison Street, Hoboken City	Recommended Eligible
F-21	510-512 Adams Street	510-512 Adams Street, Hoboken City	Not Eligible
F-22	519 Madison Street	519 Madison Street, Hoboken City	Not Eligible
F-23	521 Madison Street	521 Madison Street, Hoboken City	Not Eligible
F-24	530 Monroe Street	530 Monroe Street, Hoboken City	Not Eligible
F-25	533 Monroe Street	533 Monroe Street, Hoboken City	Not Eligible
F-26	600 - 602 Clinton Street	600 - 602 Clinton Street, Hoboken City	Recommended Eligible as contributing to the Hoboken Historic District
F-27	600 Monroe Street	600 Monroe Street, Hoboken City	Not Eligible
F-28	601 Grand (aka 364 6 th) Street	601 Grand Street, Hoboken City	Not Eligible
F-29	362 6th Street	362 6th Street, Hoboken City	Not Eligible
F-30	356-360 6 th Street	356-360 6th Street, Hoboken City	Not Eligible
F-31	601 Monroe Street	601 Monroe Street, Hoboken City	Not Eligible
F-32	734 Adams Street	734 Adams Street, Hoboken City	Not Eligible
F-33	Andrew Jackson Gardens	400 Harrison Street, Hoboken City	Not Eligible
F-34	Chickie's Luncheonette	423 Madison Street, Hoboken City	Not Eligible
F-35	Christopher Columbus Gardens	460 8th Street and 455 9th Street, Hoboken City	Not Eligible
F-36	Church Towers	5 Church Towers, 10 church Towers, 15 Church Towers, Hoboken City	Not Eligible
F-37	Harrison Gardens	400 Harrison Street, Hoboken City	Not Eligible
F-38	Hoboken Catholic Academy	555 7 th Street, Hoboken City	Not Eligible

SURVEY FORMS IN APPENDIX C			
REF. NO.	PROPERTY NAME	ADDRESS	ELIGIBILITY RECOMMENDATION
F-39	Hoboken High School	9 th and Clinton Streets, Hoboken City	Not Eligible
F-40	Hoboken Recreation Building	123 Jefferson Street, Hoboken City	Not Eligible
F-41	112-120 Jefferson Street	112-120 Jefferson Street, Hoboken City	Not Eligible
F-42	New Jersey Machine Corp	1516-1530 Willow Avenue, Hoboken City	Not Eligible
F-43	R.B. Davis Co. Manufacturing Complex (and the My-T-Fine Building)	38-56 Jackson Street, Hoboken City	Recommended Eligible
F-44	Society Madonna dei Martiri	332 Adams Street, Hoboken City	Recommended Eligible
F-45	St. Francis Italian Catholic Church	300-314 Jefferson Street, Hoboken City	Recommended Eligible as contributing to the 3 rd Street Historic District
F-46	3rd Street Historic District	3rd Street area, Grand to Jefferson	Recommended Eligible
F-47	Chappell, Chase, Maxwell Coffin & Casket Factory aka National Casket Company	223-233 Adams Street and 222-232 Grand Street, Hoboken City	Recommended Eligible as contributing to the 3 rd Street Historic District
F-48	1015 Adams-1012-22 Grand	1015 Adams Street, Hoboken City	Not Eligible
F-49	JF Kennedy Stadium - Veterans Field	917-1105 Jefferson Street, Hoboken City	Not Eligible
F-50	601 Jefferson Street aka 460 6 th Street	601 Jefferson Street, Hoboken City	Not Eligible
F-51	64-68 Harrison Street	64-68 Harrison Street, Hoboken City	Not Eligible
F-52	Academy Bus	111 Patterson Avenue, Hoboken City	Not Eligible
F-53	554 Observer Highway	554 Observer Highway, Hoboken City	Not Eligible
F-54	510-514 Observer Highway	510-514 Observer Highway, Hoboken City	Not Eligible
F-55	Neumann Leathers Industrial Complex	300 Observer Highway, Hoboken City	Recommended Eligible
F-56	1017-1031 Jefferson Street	1017-1031 Jefferson Street, Hoboken City	Not Eligible
F-57	Access Self Storage, 410 8 th Street (aka 801-809 Adams)	410 8 th Street (801-809 Adams), Hoboken City	Not Eligible

SURVEY FORMS IN APPENDIX C			
REF. NO.	PROPERTY NAME	ADDRESS	ELIGIBILITY RECOMMENDATION
F-58	Mayburn Knitting Mills	715 Grand Street, Hoboken City	Not Eligible
F-59	Willow Avenue over Conrail River Line	Willow Avenue between 16 th and 19 th streets, Hoboken City	Not Eligible
F-60	Benton, Heath & Co.	1801 -1803 Willow Avenue & 1806 Park Avenue, Weehawken	Not Eligible
F-61	Windsor Wax Co.	617 Newark Street, Hoboken City	Not Eligible
F-62	Philippines Desiccated Coconut	158-166 14 th Street, Hoboken City	Not Eligible
F-63	City Bistro, 56 14 th Street	56 14 th Street, Hoboken City	Not Eligible
F-64	Uptown Pizzeria, 54 14 th Street	54 14 th Street, Hoboken City	Not Eligible
F-65	Standard Brands & Lipton Tea Plant	Hudson at 15 th Street, Hoboken City	Recommended Eligible
F-66	3-5 Henderson Street	3-5 Henderson Street, Hoboken City	Not Eligible
F-67	497-499 Observer Highway	497-499 Observer Highway, Hoboken City	Not Eligible
F-68	Kobrick Coffee Co., 693 Marin Blvd	693 Marin Boulevard, Jersey City	Not Eligible
F-69	72-74 Garden Street	72-74 Garden Street, Hoboken City	Not Eligible (Recommend boundary Hoboken Historic District to be updated)
F-70	77-79 Garden Street	77-79 Garden Street, Hoboken City	Recommended Eligible Contributing Hoboken Historic District
F-71	73 Garden Street	73 Garden Street, Hoboken City	Not Eligible (Recommend boundary Hoboken Historic District to be updated)
F-72	Hudson Electric Light Works	601 Newark Street Hoboken City	Not Eligible (RGA08, 2016)
F-73	Hoboken Business Center	50 Harrison Street Hoboken City	Not Eligible (RGA11, 2016)
23	Erie Railroad Pier D and Piershed	1500 Harbor Boulevard Weehawken	Recommended Not Eligible (SHPO Opinion)

BASE FORM

Historic Sites #:

Property Name: 608, 610, 612, 614 2nd Street

Street Address: Street #: 608 614 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: 2nd Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 37

Local Place Name(s): Hoboken **Lot(s):** 1-4

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 614, 612, 610, 608 2nd Street, View northeast



Description: The buildings at 608-614 2nd Street consist of four three-story tenements constructed circa 1891. At 608 and 610, the buildings have three stories above a raised basement and appear to be wood-frame structures faced with brick. One building, 612 2nd Street, is brick and the corner building at 614 2nd Street is a wood structure that has been faced with brick and stucco. Both 612 and 614 2nd Street have the first story at street level.

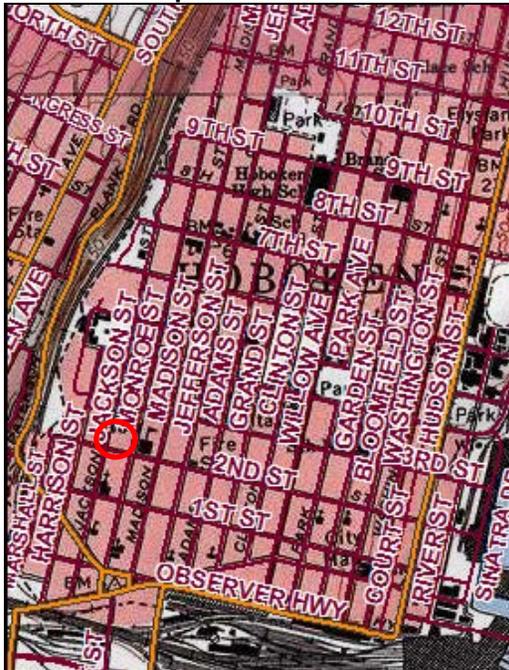
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937
Zingman, Elan I. Hoboken, New Jersey: A Physical and Social History. 1978.

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Cathmar Corporation Buildings
Historic Name: 608 2nd Street
Present Use: Permanent
Historic Use: Permanent
Construction Date: After 1891 **Source:** Historic Sanborn maps
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Italianate
Form: Row **Stories:** 3
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: N/A
Exterior Finish Materials Brick

Exterior Description: This is a three-story frame building on a raised basement. The façade has been faced with red brick to look like a masonry building and is crowned with a bracketed and modillion cornice. The first story has five bays with a centrally located entrance flanked by six-over-one double-hung windows. The entrance is topped by a keystone molding and is accessed by a raised stoop with iron railings. Iron railings also extend along the walk and cellar well. The upper floors each have 4 bays. All of the windows have molded lintels.

Interior Description: N/A

Setting: This row of buildings is located in an urban setting. The neighborhood is primarily high density residential with nearby cafes and eateries, commercial buildings, schools, and religious buildings. The Hudson-Bergen Light Rail 2nd Street Station is located two blocks to the west. The building at 608 is the eastern-most building in the row.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Cathmar Corporation Buildings
Historic Name: 610 2nd Street
Present Use: Permanent
Historic Use: Permanent
Construction Date: Circa 1891 **Source:** Historic Sanborn maps
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Italianate
Form: Row **Stories:** 3
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: N/A
Exterior Finish Materials Brick

Exterior Description: This is a three-story frame building on a raised basement. Like its neighbor at 608, the façade has been faced with red brick to look like a masonry building and is crowned with a modillion cornice with paired brackets. The first story has five bays with a centrally located entrance flanked by six-over-one double-hung windows. The entrance is topped by a keystone molding and is accessed by a raised stoop with iron railings. Iron railings also extend along the walk and cellar well. Only a portion of the basement has a cellar well. The upper floors each have 4 bays. All of the windows have flat lintels with keystones.

Interior Description: N/A

Setting: This row of buildings is located in an urban setting. The neighborhood is primarily high density residential with nearby cafes and eateries, commercial buildings, schools, and religious buildings. The Hudson-Bergen Light Rail 2nd Street Station is located two blocks to the west.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Cathmar Corporation Buildings
Historic Name: 612 2nd Street
Present Use: Permanent
Historic Use: Permanent
Construction Date: Circa 1891 **Source:** Historic Sanborn maps
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Italianate
Form: Row **Stories:** 3
Type: Other, Attached multifamily **Bays:** 3
Roof Finish Materials: N/A
Exterior Finish Materials Brick

Exterior Description: The three-story brick building has a wood cornice with paired scroll brackets, carved panels, and rope molding. According to the 1891 Sanborn, stores were located at the first story, which has been renovated and the storefronts replaced by a brick infill and entrance flanked on each side by casement windows. The entrance has an arched surround with fluted pilasters supporting a fan ornament. The second and third stories have four bays with one-over-one double-hung replacement windows and hooded segmental arch lintels. The brick at the upper stories has been painted red. An iron railing extends along the sidewalk.

Interior Description: N/A

Setting: This row of buildings is located in an urban setting. The neighborhood is primarily high density residential with nearby cafes and eateries, commercial buildings, schools, and religious buildings. The Hudson-Bergen Light Rail 2nd Street Station is located two blocks to the west.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Cathmar Corporation Buildings

Historic Name: 614 2nd Street

Present Use: Permanent

Historic Use: Permanent

Construction Date: Circa 1891 **Source:** Historic Sanborn maps

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** Low

Style: Italianate

Form: Row **Stories:** 3

Type: Other, Attached multifamily **Bays:** 3

Roof Finish Materials: N/A

Exterior Finish Materials Brick

Exterior Description: This building occupies the corner lot. It is a three-story, wood-frame building clad with brick on the 2nd Street façade. The Jackson Street wall has brick at the first story and is finished with stucco at the upper stories. The façade has three bays at the first story with a side entrance and two one-over-one double-hung windows. The second and third stories have four bays with six-over-one double hung sash. The windows are replacements. The entrance has a transom and a flat hooded molding with keystone. The windows at the façade have flat hood molds. A fire escape is on the Jackson Street wall. A first story addition at the rear of the building extends along Jackson Street. The property is bordered by an iron fence along the sidewalk.

Interior Description: N/A

Setting: This row of buildings is located in an urban setting. The neighborhood is primarily high density residential with nearby cafes and eateries, commercial buildings, schools, and religious buildings. The Hudson-Bergen Light Rail 2nd Street Station is located two blocks to the west.

Survey Name: Hoboken RBDH Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: These properties were developed around 1891 during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of steamship docks. Growth expanded from the initial core of Hoboken to the north and west. The buildings were initially constructed as tenements. According to the 1937 Sanborn, the buildings had transitioned to include a club at the corner of 2nd and Jackson streets, stores in the adjacent building, and flats in 608 and 610 2nd Street. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing; earlier commercial buildings were renovated to provide more residential units.

Significance: These three-story buildings reflect early development of the surrounding block at the end of the nineteenth century.

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: Constructed circa 1891, this row of buildings is not recommended eligible for listing in the National Register under Criteria A, B, or C. This group of buildings, especially the wood buildings at 614, 610, and 608, no longer retains its architectural integrity as the buildings have been refaced with materials to give the appearance of masonry buildings. The building at 612, while of greater architectural detail than the adjacent structures, has incompatible alterations at the first story. The buildings have no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment
Continuation Sheet

Narrative Boundary Description: The boundary consists of the lot lines that extend along 2nd Street on the south, Jackson Street on the west, the north boundary of lots 1, 2, 3, 4, and the east lot line of lot 4.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



614 and 612 2nd Street, View North

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 224-232 Jefferson Street

Street Address: Street #: 224 232 Apartment #: _____
 (Low) (High) (Low) (High)

Prefix: _____ Street Name: Jefferson Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 39

Local Place Name(s): Hoboken **Lot(s):** 19-23

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 224-232 Jefferson Street, View Southwest from the intersection of 3rd Street



Description: The buildings at 224-232 Jefferson Street consist of five, four-story brick tenements constructed circa 1891-1901. The four buildings south of 3rd Street (226-232) share similar architectural treatment. The building at 224 Jefferson Street, constructed 1901, is taller and has a raised basement and stoop. All of the buildings have bracketed cornices. 230 and 232 Jefferson have first story modifications that detract from the overall character of the row of buildings.

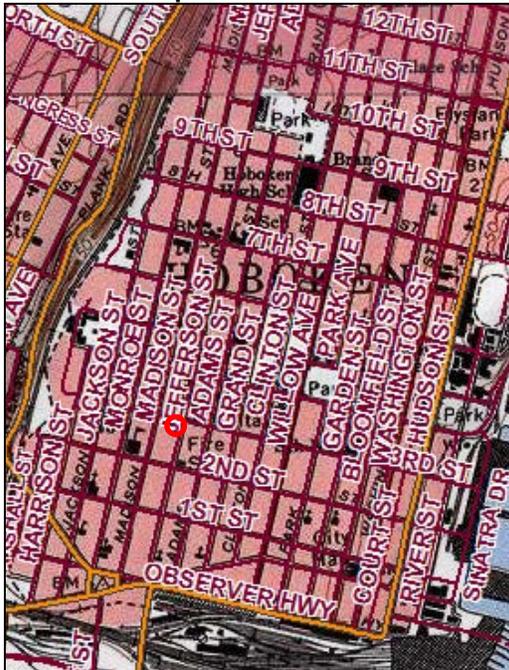
Registration and Status Dates:	National Historic Landmark: _____	SHPO Opinion: _____
	National Register: _____	Local Designation: _____
	New Jersey Register: _____	Other Designation: _____
	Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 14, 2016
 Surveyor: Deborah Van Steen
 Organization: Dewberry

BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

G.M. Hopkins Co., *Plat Book of Hudson County*. Hoboken, Volume II (Philadelphia: G.M. Hopkins Co., 1873 and 1909).

Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937

Zingman, Elan I. Hoboken, New Jersey: A Physical and Social History. 1978.

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 14, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 232 Jefferson Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1891 **Source:** 1891 Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Italianate
Form: Row **Stories:** 4
Type: Other, Attached multifamily **Bays:** 4
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: Located on the southwest corner of 3rd Street opposite St. Francis Church, and one of a row of four similarly designed buildings, this is a four-story brick building topped with a bracketed cornice. The first story has been altered and is finished with painted concrete block; the upper stories are painted brick laid in American (common bond). The façade (facing Jefferson Street) has four bays. The first story façade has a side entrance with a metal awning, two individual one-over-one windows and paired double-hung windows. From the location of the sidewalk, the paired windows appear to be the former location of an entrance. The upper floors are also 4 bays and have one-over-one replacement sash, stone sill course, and flat hood molds. A fire escape is on the 3rd Street wall.

Interior Description: N/A

Setting: This building occupies a corner lot in a densely developed urban area with attached residential buildings. The building was formerly located near large factory buildings; the factories have been demolished and then replaced with residential buildings or they have been converted for residential use. Religious, school and other public service buildings are nearby. The John Adams Gardens is located across Jefferson Street; St. Francis Church is located on the opposite side of 3rd Street.

Survey Name: Hoboken RBDH Date: September 14, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 230 Jefferson Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1891 **Source:** 1891 Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Italianate
Form: Row **Stories:** 4
Type: Other, Attached multifamily **Bays:** 4
Roof Finish Materials: n/s
Exterior Finish Materials Brick

Exterior Description: The second building from the southwest corner of 3rd Street, one of a row of four buildings, this is a four-story brick building on a raised basement. The façade has painted brick laid in American (common bond) and is crowned by a bracketed cornice that is continuous with the adjacent buildings. The first story has been altered so that the original entrance is in-filled with brick; a new side entrance had been installed where a window was once located. The original entrance appears to have been centrally located and flanked on each side by two double-hung windows. A pedimented hood remains extant and marks the former entrance location. The first story façade has a side entrance with a metal awning, two individual one-over-one windows and paired double-hung windows. From the location of the sidewalk, the paired windows appear to be the former location of an entrance. The upper floors are 4 bays and have two-over-two replacement sash, stone sill course, and flat hood molds.

Interior Description: N/A

Setting: The building is located in a densely developed urban area with attached residential buildings. The building was formerly located near large factory buildings; the factories have been demolished and then replaced with residential buildings or they have been converted for residential use. The John Adams Gardens is located across the street.

Survey Name: Hoboken RBDH Date: September 14, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 228 Jefferson Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1891

Source: 1891 Sanborn

Alteration Date(s): _____

Source: _____

Designer: _____

Physical Condition: Good

Builder: _____

Remaining Historic Fabric: _____

Style: Italianate

Form: Row

Stories: 4

Type: Other, Attached multifamily

Bays: _____

Roof Finish Materials: n/a

Exterior Finish Materials Brick

Exterior Description: The third building from the southwest corner of 3rd Street, one of a row of four buildings, this is a four-story brick building on a raised basement. The façade has painted brick laid in American (common bond) and is crowned by a bracketed cornice that is continuous with the adjacent buildings. Unlike its neighbors, the building has three bays, a side entrance topped with a pedimented hood and plastic awning. The upper floors are 3 bays. The fenestration consists of three-over-one and one-over-one double-hung sash, stone sill course, and flat hood molds. A stone belt course separates the basement and first story. The building retains its elaborate iron railings between the sidewalk and the cellar well; the entry stair and stoop also have iron railings.

Interior Description: N/A

Setting: The building is located in a densely developed urban area with attached residential buildings. The building was formerly located near large factory buildings; the factories have been demolished and then replaced with residential buildings or they have been converted for residential use. The John Adams Gardens is located across the street.

Survey Name: Hoboken RBDH

Date: September 14, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 226 Jefferson Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1891 **Source:** 1891 Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** High
Style: Italianate
Form: Row **Stories:** 4
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: The fourth in a row of four buildings, this is a four-story brick building on a raised basement. The façade has red brick laid in American (common bond) and is crowned by a bracketed cornice that is like the buildings to the north. This building has five bays with the entrance centered with two double-hung windows on each side. The entrance has a single wood door topped with a pedimented hood. The upper floors are 4 bays. The fenestration consists of one-over-one double-hung replacement sash, stone sill course, and flat hood molds. A stone belt course separates the basement and the first story. The building retains its elaborate iron railings between the sidewalk and the cellar well; the entry stair and stoop also have iron railings.

Interior Description:

Setting: The building is located in a densely developed urban area with attached residential buildings. The building was formerly located near large factory buildings; the factories have been demolished and then replaced with residential buildings or they have been converted for residential use. The John Adams Gardens is located across the street.

Survey Name: Hoboken RBDH Date: September 14, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 224 Jefferson
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1901 **Source:** Tax Assessment Records
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** High
Style: Renaissance Revival
Form: Row **Stories:** 4
Type: Other, Attached multifamily **Bays:** 3
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: Located mid-block, this is a four-story brick Renaissance Revival multi-family building on a raised basement. The façade is visually divided by story with a stone course separating the basement level from the rest of the building and sill courses at the second, third, and fourth stories, capped by a bracketed cornice with dentils and swags. The first story has three bays with the entrance centered between paired double-hung sash windows with flat keystone lintels and scroll bracket between the windows in each pair. The double-leaf entrance has a raised stoop, wood doors with nearly full-height glass panels, a transom, and hood supported by brackets. Each of the upper stories has four bays with flat lintels. A wrought iron fire escape is center at the façade, spanning the center two bays of the upper floors. Glass block fills the window openings at the basement. Iron railings span the sidewalk/cellar well and edge the entry stairs. The building has been converted to condominiums.

Interior Description: **N/A**

Setting: The building is located in a densely developed urban area with attached residential buildings. The building was formerly located near large factory buildings; the factories have been demolished and then replaced with residential buildings or they have been converted for residential use. The John Adams Gardens is located across the street.

Survey Name: Hoboken RBDH Date: September 14, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: These properties were developed around 1891 during a period within which the demand for worker housing had increased sufficiently to induce development of previously undeveloped lower-lying areas. Beginning in the 1880s, there was rapid growth in the city with new factories and the expansion of steamship docks. Growth expanded to the north and west of the original settlement within Hoboken. In 1873, at least four of the undeveloped lots within Block 39 were owned by A. Roach. The buildings were initially constructed as tenements. According to the 1937 Sanborn, a bakery was located in the corner building. The remaining buildings remained residential. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing; previous commercial and industrial buildings were renovated to provide more residential units. The buildings at 224-228 Jefferson Street are condo apartments; the building at 232 Jefferson redeveloped for purely residential use.

Significance: As a group, these buildings represent quality in building at the end of the nineteenth century in newly developed portions of the city. The buildings were surveyed in the 1979 *Hoboken, New Jersey: A Physical and Social History*.

**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: Constructed circa 1891-1901, this row of buildings is recommended eligible for listing in the National Register under Criterion C. Although not individually eligible due to the alterations to the first story facades of 230 and 232 Jefferson Street, the buildings in this row of tenements are a good example of their type and contribute to the district identified in this study at the 3rd Street Historic District.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Narrative Boundary Description: The boundary is the outer lot lines of block 39, lots 19-23.

Survey Name: Hoboken RBDH

Date: September
14, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



224-232 Jefferson Street, View Northwest looking toward 3rd Street

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 14, 2016

CONTINUATION SHEET

Historic Sites #:



232 Jefferson Street, Corner of 3rd Street, View West

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 14, 2016

CONTINUATION SHEET

Historic Sites #:



230 Jefferson Street, View West

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 14, 2016

CONTINUATION SHEET

Historic Sites #:



228 Jefferson Street, View Northwest

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 14, 2016

CONTINUATION SHEET

Historic Sites #:



226 Jefferson Street, View Southwest

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 14, 2016

CONTINUATION SHEET

Historic Sites #:



224 Jefferson Street, View Southwest

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 14, 2016

CONTINUATION SHEET

Historic Sites #:



Detail from the 1891 Sanborn Insurance Map depicting brick buildings at 226-232 Jefferson Street; 224 Jefferson Street was still an empty lot.

Survey Name: Hoboken RBDH

Date: September 14, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: 327 Jackson Street

Street Address: Street #: 327 (Low) (High) Apartment #: _____ (Low) (High)

Prefix: _____ Street Name: Jackson Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 47

Local Place Name(s): Hoboken **Lot(s):** 13

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 327 Jackson Street, View East



Description: This five-story brick-faced tenement, built circa 1900, is the only surviving early twentieth century tenement building on the block. The Renaissance Revival, free-standing building, has three bays at the first story, a centrally located entrance, and raised stoop above an exposed basement. The upper floors have four bays with an iron fire escape across the center two bays. The façade is framed by corbeled brickwork and is capped by a bracketed cornice decorated with swags.

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

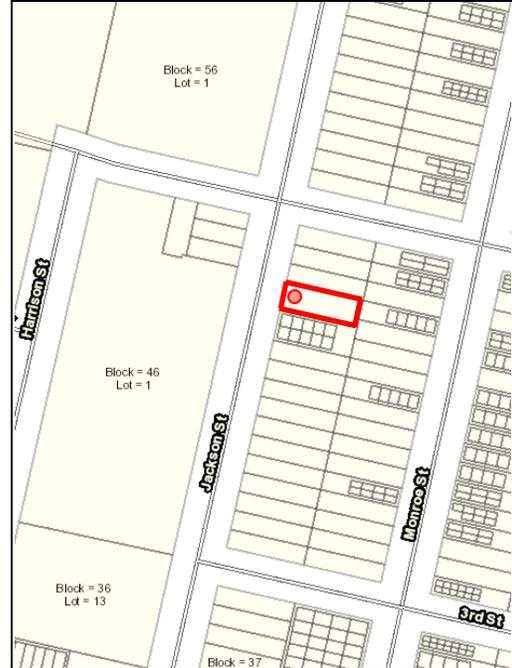
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. Plat Book of Hudson County, Volume II (Philadelphia: G.M. Hopkins, 1909).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
Zingman, Elan I. Hoboken, New Jersey: A Physical and Social History. 1978.

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 327 Jackson Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1909

Source: Stylistic evidence, Hopkins 1909

Alteration Date(s): _____

Source: _____

Designer: _____

Physical Condition: Good

Builder: _____

Remaining Historic Fabric: Medium

Style: Renaissance Revival

Form: _____

Stories: 5

Type: Other, Detached multifamily

Bays: 3

Roof Finish Materials: n/a

Exterior Finish Materials Brick

Exterior Description: This five-story brick tenement, built circa 1900, is the only surviving early twentieth century tenement building on the block. The 1909 Hopkins map depicts the building as brick; however, the 1937 Sanborn suggests that this is a frame structure whose front was finished with brick. The Renaissance Revival, free-standing building, has three bays at the first story, a centrally located entrance, raised stoop above an exposed basement, and paired double-hung windows on each side. The entrance consists of a metal door with glass in the top half and is sheltered by a canvas barrel awning. Each of the upper floors have four bays with an iron fire escape across the center two bays. The windows are one-over-one double-hung sash. The façade is framed by corbeled brickwork and is capped by a bracketed cornice decorated with swags.

Interior Description: n/a

Setting: Located on the western side of the city a short distance south of 4th Street, this building is in an urban setting and flanked on both sides by new apartment buildings. The Harrison Gardens, a Hoboken Housing Authority property, is located on the opposite (west) side of Jefferson Street.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Stylistic evidence and its location on the far western side of Hoboken suggest that this building was constructed at the start of the twentieth century. The building is first depicted in the Hopkins Plat Book in 1909 and is one of the earliest brick buildings constructed in this area of the city. By the last decade of the nineteenth century, the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas, especially those in the western portion of the city, were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At this time, growth within the city expanded to the north and west. The 1909 map depicts this building as brick; however, according to the 1937 Sanborn, 327 Jackson Street may be a brick-faced building. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing; old buildings were renovated to provide more residential units and new apartments were constructed.

Significance: Representative of residential housing in Hoboken built at the start of the twentieth century.

**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: Constructed circa 1909, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. Although the 327 Jackson Street appears to retain a number of its original features, its windows and doors have been replaced. The building is not sufficiently noteworthy to be individually eligible. The building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Narrative Boundary Description: The property boundary consists of the exterior lot lines of Block 47, Lot 13 in the City of Hoboken.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: 333, 331, 329, 327 Adams Street

Street Address: Street #: 327 333 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Adams Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 51

Local Place Name(s): Hoboken **Lot(s):** 14-17

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 333, 331, 329, 327 Adams Street, View Southeast



Description: This group of buildings is at the southeast corner of Adams Street and 4th Street and consists of three, four-story brick tenements and a five-story brick tenement. The row formed by 329, 331, and 333 Adams, have bracketed cornices, segmental arched hoods, and segmental arch window openings. The building at 327 was constructed later, has flat stone hoods, stone and brick coursing between first and second stories, and bracketed cornice with swags. The upper story is boarded up, the result of a fire.

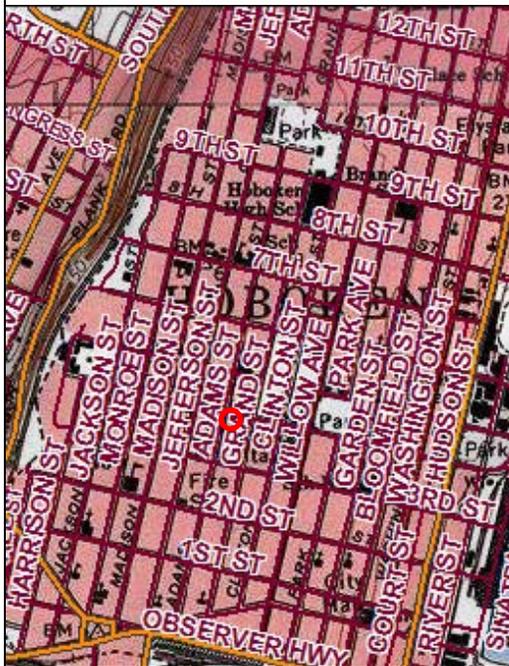
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

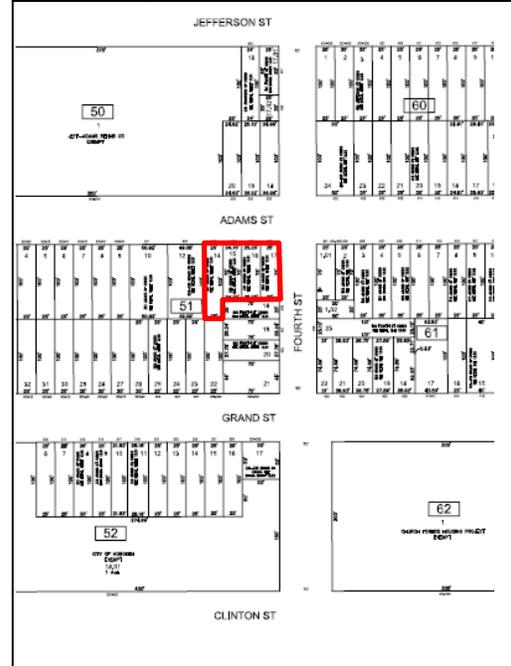
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
Zingman, Elan I. Hoboken, New Jersey: A Physical and Social History. 1978.

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 333 Adams Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1891 **Source:** 1891 Sanborn

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** High

Style: Italianate

Form: Commercial

Stories: 4

Type: Other, Attached multifamily

Bays: 4

Roof Finish Materials: n/a

Exterior Finish Materials Brick

Exterior Description: First in the row of buildings formed by 329, 331, and 333 Adams, each building features a bracketed cornice, segmental arched hoods, and segmental arch window openings. 333 Adams is located on the southwest corner of 4th Street. The first story storefront of the structure has been altered; casement windows and modern doors have been installed with overhanging canvas awnings. Two of the first story openings on 4th Street have been in-filled. The façade has four bays with wall air condition units having been installed in the outer bays of the brick façade.

Interior Description: n/a

Setting: The setting is urban and consists predominantly of multistory apartment buildings. The corner buildings have stores or clubs in their first story. The Keuffel & Esser buildings, former factory buildings at 3rd and Adams Street, are located to the south of 333 Adams.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 331 Adams Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1891 **Source:** 1891 Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** High
Style: Italianate
Form: Row **Stories:** 4
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: Part of the row of buildings formed by 329, 331, and 333 Adams, each of the buildings feature painted brick facades, a bracketed cornice, segmental arched hoods, and segmental arch window openings. This building has five bays at the first story, a centrally located entrance with raised stoop, tall one-over-one double-hung sash, and an exposed basement. The entrance has a single replacement door with a transom above; the arched head of the entrance has been in-filled. Iron railings extend between the cellar well and sidewalk and along the entry stair; the iron newels at the base of the steps appear to be original. The upper stories have four bays with one-over-one double-hung windows, some of which have air conditioners inserted in what should be the location of the upper sash.

Interior Description: n/a

Setting: The setting is urban and consists predominantly of multistory apartment buildings. The corner buildings have stores or clubs in their first story. The Keuffel & Esser buildings, former factory buildings at 3rd and Adams Street, are located to the south of 331 Adams.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 329 Adams Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1891 Source: 1891 Sanborn

Alteration Date(s): _____ Source: _____

Designer: _____ Physical Condition: Good

Builder: _____ Remaining Historic Fabric: High

Style: Italianate

Form: Row

Stories: 4

Type: Other, Attached multifamily

Bays: 5

Roof Finish Materials: n/a

Exterior Finish Materials Brick

Exterior Description: Part of the row of buildings formed by 329, 331, and 333 Adams, each building features painted brick facades, a bracketed cornice, segmental arched hoods, and segmental arch window openings. Like the neighboring building at 331 Adams Street, this building has five bays at the first story, a centrally located entrance with historic raised panel and glass door, raised stoop, tall one-over-one double-hung sash, and an exposed basement. An awning covers the area above the door. Elaborate iron railings extend between the cellar well and sidewalk and along the entry stair; the iron newel posts at the base of the steps appear to be original. The upper stories have four bays with one-over-one double-hung windows. All of the windows are replacements.

Interior Description: n/a

Setting: The setting is urban and consists predominantly of multistory apartment buildings. The corner buildings have stores or clubs in their first story. The Keuffel & Esser buildings, former factory buildings at 3rd and Adams Street, are located to the south of 329 Adams.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 327 Adams Street
Historic Name: _____
Present Use: No Activity
Historic Use: Permanent
Construction Date: 1901 **Source:** Tax Assessment Records
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Poor
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Renaissance Revival
Form: Row **Stories:** 5
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: The building at 327 Adams is a later construction than the adjacent buildings. It has flat stone hoods, stone and brick coursing between the first and second stories, including a stone sill course, and a heavy metal bracketed cornice with modillions and swags. The upper story is boarded up, the result of a fire.

Interior Description: n/a

Setting: The setting is urban and consists predominantly of multistory apartment buildings. The corner buildings have stores or clubs in their first story. The Keuffel & Esser buildings, former factory buildings at 3rd and Adams Street, are located to the south of 327 Adams.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Three of the four properties were developed circa 1891 during a period within which when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. Growth expanded to the north and west of the early development within Hoboken. To the south of the buildings, the block is dominated by the former Keuffel & Esser Factories built circa 1891-1906. The historic Sanborn maps suggest that all of these buildings were initially constructed as tenements. According to the 1937 Sanborn, the corner building contained a store. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing; existing buildings were renovated to provide more residential units. The subject buildings are currently condominiums. The corner building at 333 Adams also contains a store with a dry cleaners. The buildings were surveyed in the 1979 *Hoboken, New Jersey: A Physical and Social History*.

Significance: This row of buildings is representative of tenements constructed to support the growing industrial base during the late nineteenth and start of the twentieth century.

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: Constructed circa 1891 and 1901, this row of buildings is not recommended eligible for listing in the National Register under Criteria A, B, or C. As the corner building at 333 Adams Street fronts on both Adams and 4th Streets and thus dominates the row of buildings, the alterations to the first story storefront greatly detracts from the historic architectural integrity of the individual building as well as the architectural integrity of the row. In addition, the buildings have no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Continuation Sheet

Narrative Boundary Description: The boundary is defined as the exterior lot lines of the lots formed by block 51, lots 14-17.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



327, 329, 331, 333 Adams Street, View Northeast

Survey Name: Hoboken RBDH

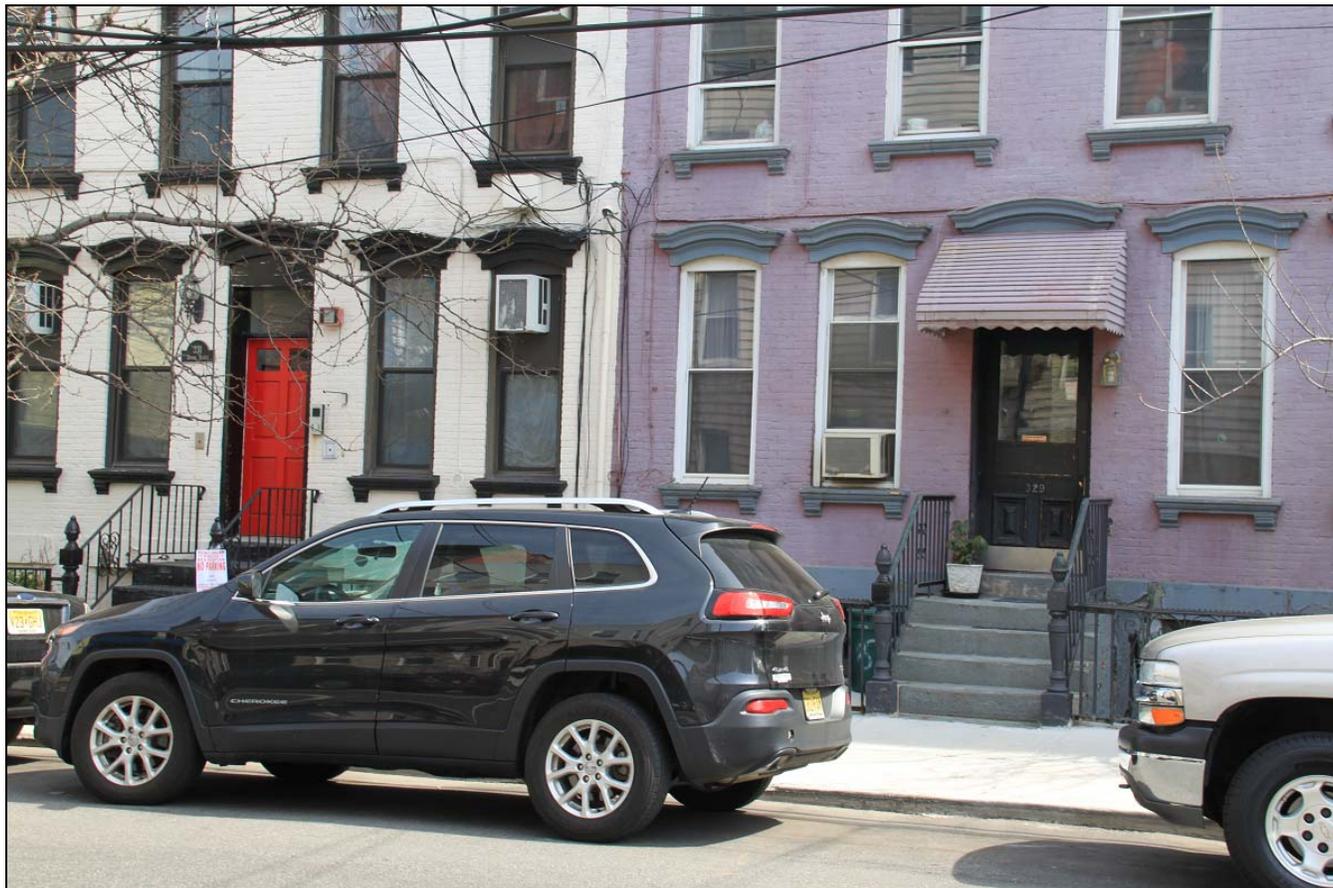
Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Detail 329 and 331 Adams first story, View East

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



327 Adams Street, View Northeast

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Cornice detail, 327 Adams Street, View East

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 328, 330 Adams Street

Street Address: Street #: 328 330 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Adams Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 50

Local Place Name(s): Hoboken **Lot(s):** 19, 20

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 328, 330 Adams Street, View Southwest



Description: 328 & 330 Adams Street consist of two attached four-story wood-frame tenements. All stylistic and decorative elements have been stripped from these buildings; aluminum siding, and replacement one-over-one double-hung windows have been installed. The first story façade at 328 Adams Street has buff color brick with sliding casements and two entrances.

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

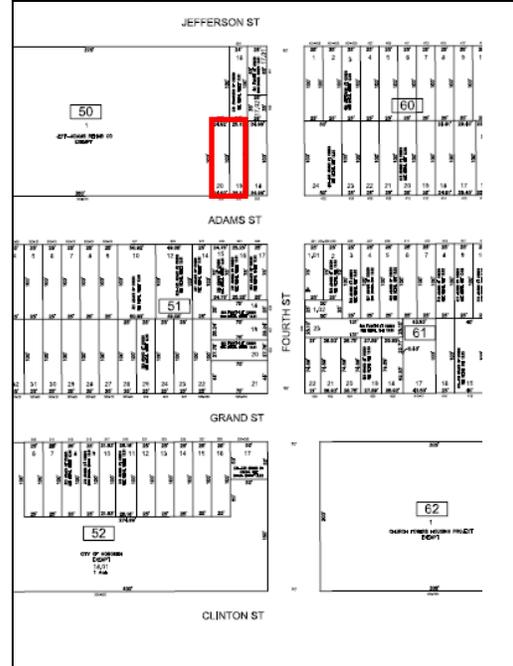
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937
Zingman, Elan I. Hoboken, New Jersey: A Physical and Social History. 1978.

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 328 Adams Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1891 **Source:** 1891 Sanborn

Alteration Date(s): Before 1979 **Source:** Zingman

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** Medium

Style: None

Form: Row **Stories:** 4

Type: Other, Attached multifamily **Bays:** 4

Roof Finish Materials: n/a

Exterior Finish Materials Aluminum Siding

Exterior Description: This four-story wood-frame tenement building has a building attached to its north; a parking lot is located to its south. All stylistic and decorative elements have been stripped from this building; aluminum siding and replacement one-over-one double-hung windows have been installed at the upper stories. The first story façade has buff color brick with sliding casements and two entrances. The exposed south wall is also clad with aluminum siding.

Interior Description: n/a

Setting: Located in an urban setting, the building is on the west side of Adams Street, south of 4th Street. The southern portion of the block is dominated by the former Keuffel & Esser factory buildings, which have been renovated into residential properties. The parking lot associated with the Keuffel & Esser buildings is adjacent to 328 Adams Street.

Survey Name: Hoboken RBDH Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 330 Adams Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1891 **Source:** 1891 Sanborn
Alteration Date(s): Before 1979 **Source:** Zingman
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: None
Form: Row **Stories:** 4
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: n/a
Exterior Finish Materials Aluminum Siding

Exterior Description: As with the neighboring building to the south, this four-story wood-frame building has been stripped of all stylistic and decorative elements. The façade is clad with aluminum siding. The windows are replacement one-over-one double-hung sash. The first story has five bays, a centrally located entrance between double-hung windows, and a raised stoop. At the basement, the former areaway is filled with concrete and edged by an iron fence. The upper stories of the building have four bays.

Interior Description: n/a

Setting: Located in an urban setting, the building is on the west side of Adams Street, south of 4th Street. The southern portion of the block is dominated by the former Keuffel & Esser factory buildings, which have been renovated into residential properties. The parking lot of the Keuffel & Esser buildings is adjacent to 328 Adams Street.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: These buildings were most likely constructed as factory worker housing. The properties were developed circa 1891 in response to the growing demand for worker housing in the late nineteenth and early twentieth century. Beginning in the 1880s, Hoboken experienced massive growth with new factories and expansion of the steamship docks. Factory buildings adjacent to 328 & 330 Adams Street, such as the Keuffel & Esser factory buildings, date from circa 1891-1906. Development of the surrounding blocks reflects the area's industrial growth at the turn of the twentieth century. The buildings were surveyed 1979 *Hoboken, New Jersey: A Physical and Social History*.

Significance: These buildings lack architectural and historical significance.

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: Constructed at the turn of the twentieth century, 328 and 330 Adams Street are not recommended eligible for listing in the National Register under Criteria A, B, or C. The buildings lack historic architectural integrity as they have been stripped of all historic architectural detail and clad with aluminum siding. The buildings have no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Narrative Boundary Description: The boundary consists of the exterior lot lines of Block 50, Lots 19 and 20, in Hoboken.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 328, 330, 332 Madison Street

Street Address: Street #: 328 332 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Madison Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 48

Local Place Name(s): Hoboken **Lot(s):** 18-20

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 328, 330, 332 Madison Street, View Southwest



Description: This row of three brick four-story buildings is at the southwest corner of 4th Street. The corner buildings at 332 Madison and 330 Madison have altered storefronts. Each of the three buildings has a cornice, flat metal hoods, stone sills, and one-over-one double-hung replacement windows. The brick is laid in common (American) bond.

Registration and Status Dates:

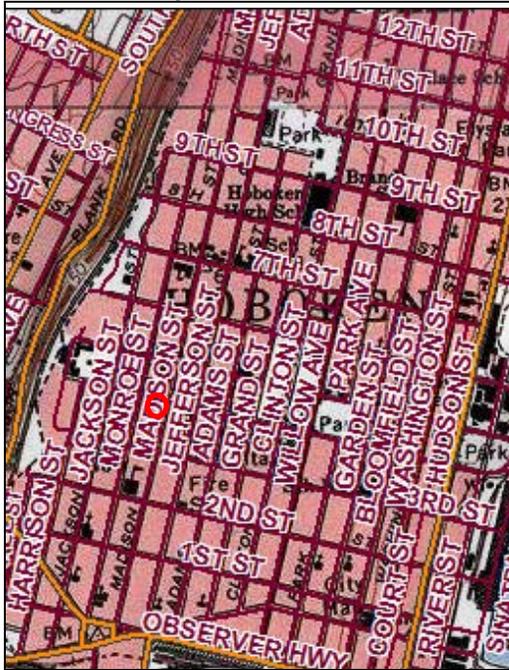
National Historic Landmark: _____	SHPO Opinion: _____
National Register: _____	Local Designation: _____
New Jersey Register: _____	Other Designation: _____
Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

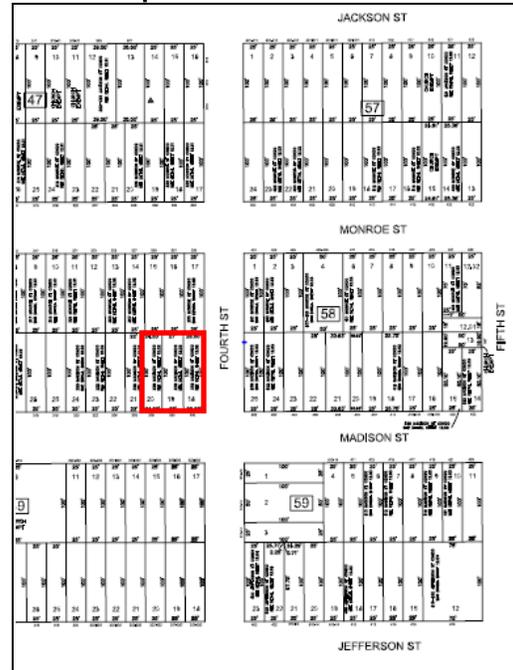
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937
Zingman, Elan I. Hoboken, New Jersey: A Physical and Social History. 1978.

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 328 Madison Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1891 **Source:** 1891 Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Queen Anne
Form: Row **Stories:** 4
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: This red brick tenement has four stories and a basement. Similar in design to the adjacent building at 330 Madison, the façade consists of five bays at the first story and four bays at the upper stories. The façade terminates with a bracketed cornice. The first story has a single-leaf entrance centered between two tall narrow double-hung windows on each side. The entrance has a transom; flat, metal key stone hood, and a raised stoop. All of the windows are have stone sills and metal hoods. The areaway has been filled with concrete; both the entry stairs, stoop, and areaway are edged with iron railings.

Interior Description: n/a

Setting: The setting is urban and primarily residential. New residential development is interspersed amongst older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 330 Madison Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1891 **Source:** 1891 Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Queen Anne
Form: Commercial **Stories:** 4
Type: Other, Attached multifamily **Bays:** 6
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: This brick tenement has four stories and a basement. Similar in design to the adjacent building at 328 Madison, the façade consists of six bays at the first story and four bays at the upper stories. The façade terminates with a bracketed cornice, identical to its neighbor. The two southern first-story bays and the upper stories have the same treatment: one-over-one double-hung replacement sash with stone sills and metal, flat, key stone hoods. Two street-level entrances are located near the center of the façade. The northern three bays have the remains of an intermediate cornice between the first and second stories, new red brick infill, and two single-light windows with rowlock sills. The water table and placement of the entrance suggests that the stoop has been removed. Any previous areaway has been in-filled with concrete. An iron fence extends along the sidewalk.

Interior Description: n/a

Setting: The setting is urban and primarily residential. New residential development is interspersed with older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 332 Madison
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1891 **Source:** 1891 Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Queen Anne
Form: Commercial **Stories:** 4
Type: Other, Attached multifamily **Bays:** 3
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: Located at the corner of the block, the Madison Street façade has three bays at the first story and four bays at the upper stories. The façade terminates with an ornate Queen Anne cornice topped with a pediment. An intermediate cornice separates the first and second stories. The façade has brick infill at the first story and a side entrance with a cast iron surround, replacement multi-light door, and multi-light transom. The two first-story windows have cast sills and hood molds, double-hung windows, and metal window grilles. At the 4th Street wall, the bay at each end has an entrance and a raised concrete stoop with stairs that are perpendicular along the building. The outer bays above the entrances have been in-filled with brick. These first-story windows also have iron security grilles. Except for the windows on the Madison Street façade, the one-over-one double-hung replacement windows within the building have stone sills and metal, flat, key stone hoods.

Interior Description: n/a

Setting: The setting is urban and primarily residential. New residential development is interspersed with older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Initially constructed as four-story brick tenements, these buildings date circa 1891 and reflect a period in Hoboken's history within which the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At this time, growth within the city expanded to the north and west of existing development. The 1937 Sanborn indicates that both 330 and 332 Madison Street contained stores. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. New construction along with older renovated buildings helped to address the demand for residential units. The buildings at 328, 330, and 332 Madison Street currently contain apartments and residential condominium units.

Significance: The buildings at 328, 330, and 332 Madison Street are good examples of the variety of residential buildings constructed at the end of the nineteenth century in Hoboken.

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: Constructed circa 1891, this row of buildings is not recommended eligible for listing in the National Register under Criteria A, B, or C. Due to a loss of historic architectural integrity associated with alterations to the first story of 330 and 332 Madison Street that include the introduction of new materials, addition of modern windows, and incompatible treatments, the buildings are not eligible under Criterion C. The buildings have no known association with historical events (Criterion A) or significant persons (Criterion B).

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Narrative Boundary Description: The boundary consists of the exterior lot lines of Block 48, lots 18-20.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Queen Anne Cornice, Madison Street Façade, 332 Madison Street.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Cornices at 328 and 330 Madison Street

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Altered storefronts at 330 and 332 Madison Street

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 330-332 Jackson Street

Street Address: Street #: 330 332 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Jackson Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 46

Local Place Name(s): Hoboken **Lot(s):** 18.01, 18.03

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 330-332 Jackson Street, View Southwest



Description: Located on a corner lot, this pair of four-story wood-frame tenements has vinyl siding and one-over-one double hung replacement windows. The building is trimmed with a bracketed cornice. The first story facades have been altered: the fenestration consists of openings of different types and sizes; the entrances are at different heights and have stoops oriented in different directions.

Registration and Status Dates:

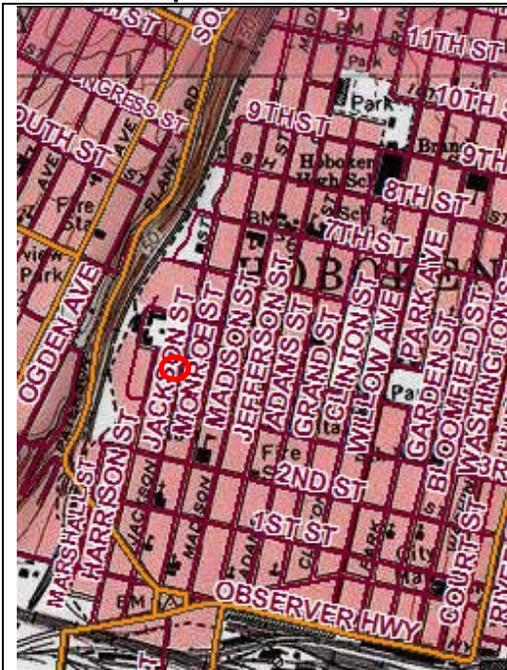
National Historic Landmark: _____	SHPO Opinion: _____
National Register: _____	Local Designation: _____
New Jersey Register: _____	Other Designation: _____
Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

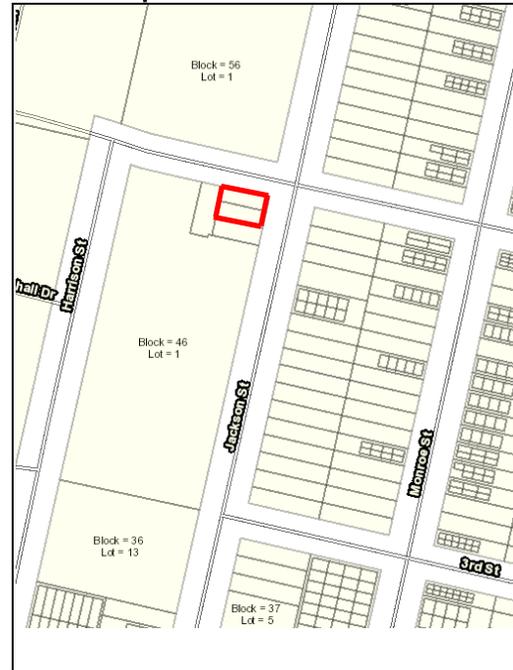
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. Plat Book of Hudson County, Volume II (Philadelphia: G.M. Hopkins, 1909).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937
Zingman, Elan I. Hoboken, New Jersey: A Physical and Social History. 1978.

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 330 Jackson Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1909 **Source:** Hopkins
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Vernacular, Renaissance Revival
Form: _____ **Stories:** 4
Type: Other, Attached multifamily **Bays:** 3
Roof Finish Materials: _____
Exterior Finish Materials Vinyl siding

Exterior Description: One of a pair of wood-frame attached tenement (apartment) buildings with the same exterior treatment: a continuous cornice, vinyl siding, and replacement vinyl one-over-one double-hung windows. The upper stories have four bays. The two buildings are differentiated by the treatment of the first story. The building at 330 Jackson Street has three bays and a centrally located entrance flanked by paired double-hung windows. The entrance has a single-leaf replacement door, a transom, and raised stoop with iron railings. The stoop and stair extend parallel to the façade and connect to the stoop of one of the neighboring building's entrances. A basement entry door is located below the entrance landing; the foundation is covered with stucco and the windows have been infilled.

Interior Description: n/a

Setting: Located adjacent to a corner lot and the Harrison Gardens Housing Complex, in an urban area with blocks of public housing, infill residential apartments, and older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 332 Jackson Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1909 **Source:** Hopkins

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** Low

Style: Vernacular, Renaissance Revival

Form: Commercial **Stories:** 4

Type: Other, Attached multifamily **Bays:** 4

Roof Finish Materials: _____

Exterior Finish Materials Vinyl siding

Exterior Description: The corner building and one of a pair of wood-frame attached tenement (apartment) buildings with the same exterior treatment: a continuous cornice, vinyl siding, and replacement vinyl one-over-one double-hung windows. The upper stories have four bays. The two buildings are differentiated by the treatment of the first story. The building at 332 Jackson Street has four bays with two entrances and two pairs of tall, door-height fixed-pane windows crowned by a horizontal fixed window. The window and door openings alternate. The south bay has a replacement door, transom, and raised stoop that connects to the stair of the adjacent building's entrance. The second entrance is more centrally located, has a replacement panel door set in an entry way that has been reduced in size, and is accessed by a raised stoop. The stoops and stairs are finished in brick and have iron railings; an iron fence extends along the sidewalk.

Interior Description: n/a

Setting: Located on a corner lot, in an urban area with blocks of public housing, infill residential apartments, and older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Historic and documentary evidence suggest that these buildings date from circa 1909. Development of this area along the western extent of the City of Hoboken began at the start of the twentieth century. By the last decade of the nineteenth century, the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas, especially in the western portion of the city, were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and the expansion of steamship docks. Growth within the city expanded to the north and west within the city; many of the western structures were wood constructions. These buildings are first depicted in the Hopkins Plat Book in 1909. By 1937, the corner building at 332 Jackson Street contained a store; and later Sanborn maps indicate this was the location of a club. In the mid-twentieth century, public housing developed within the west side of Hoboken. This housing continues to dominate the area surrounding 330-332 Jackson Street. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing; old buildings were renovated to provide more residential units and new apartments were constructed. 330-332 Jackson Street have a common owner and remain multifamily housing.

Significance: Representative of wood tenement buildings constructed in Hoboken at the start of the twentieth century.

**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: Constructed circa 1909, the buildings at 330-332 Jackson Street are not recommended eligible for listing in the National Register under Criteria A, B, or C. These buildings no longer retain their historic architectural integrity as they have been greatly altered through the introduction of modern materials, such as vinyl siding, replacement windows, and replacement doors. The fenestration, especially at the first story and basement levels has been changed. The buildings have no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building

Narrative Boundary Description: The boundary consists of the exterior lot lines formed by block 46, lots 18.01 and 18.03.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: 400 Adams Street

Street Address: Street #: 400 (Low) (High) Apartment #: _____ (Low) (High)

Prefix: _____ Street Name: Adams Suffix: _____ Type: ST

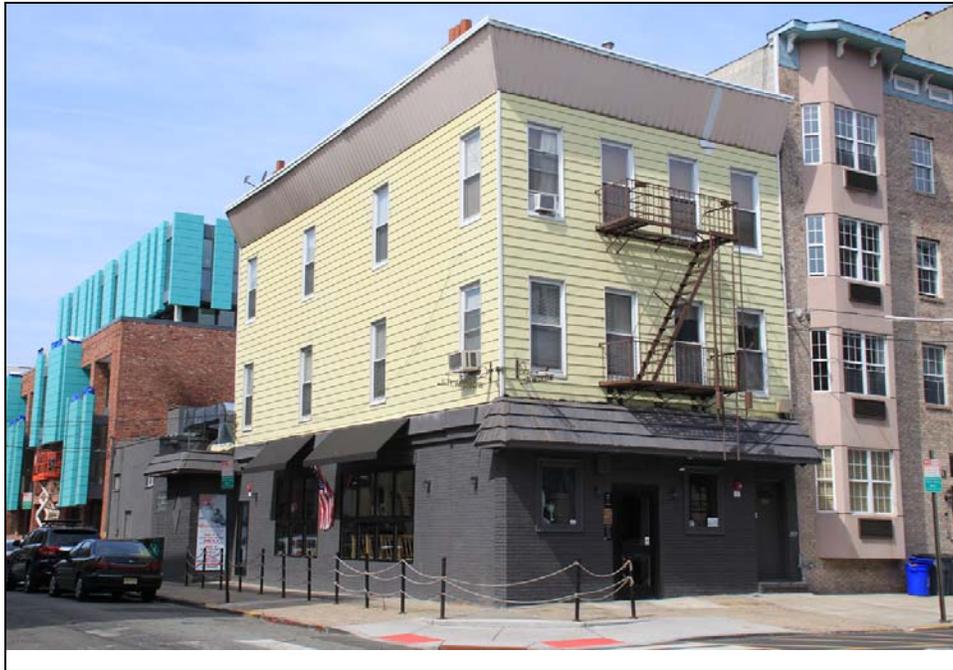
County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 60

Local Place Name(s): Hoboken **Lot(s):** 24

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 400 Adams Street, View Northeast



Description: The building at 400 Adams Street is a three-story, wood frame, tenement with aluminum siding. The building has one-story additions on 4th Street at the rear of the building and is appended to a new four-story building that appears to be on the same lot. The building is rectangular in plan with a flat roof. The first story has been faced with painted brick, has a pent roof across the façade and over the 4th street entrance, and has awnings at the 4th street windows. The upper-story windows are one-over-one double-hung replacements. A fire escape is at the two center bays. The cornice has been covered over with aluminum.

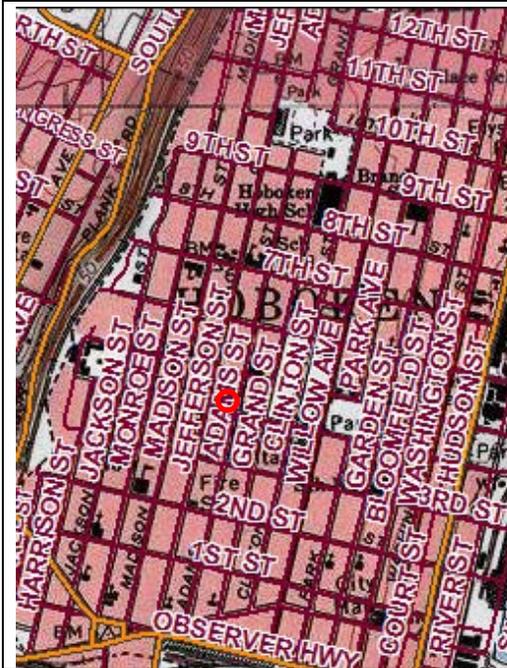
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
 National Register: _____ Local Designation: _____
 New Jersey Register: _____ Other Designation: _____
 Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
 Surveyor: Deborah Van Steen
 Organization: Dewberry

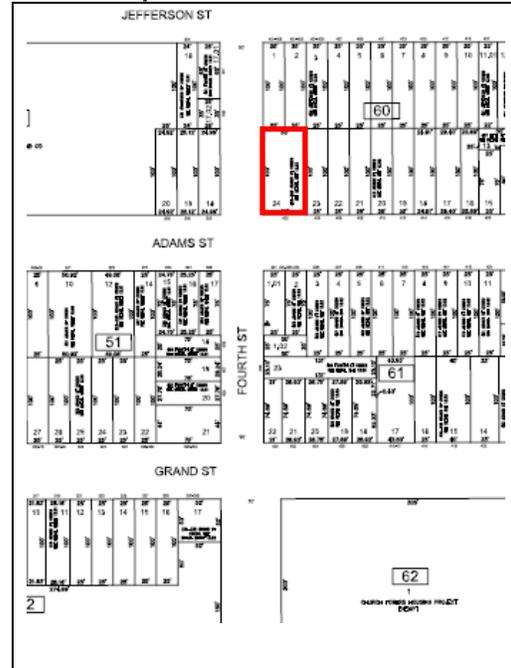
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
 Trulia. 402 Adams Street. Accessed online at <http://www.trulia.com/property/3228087114-402-Adams-St-4-Hoboken-NJ-07030>.
 Zingman, Elan I. Hoboken, New Jersey: A Physical and Social History. 1978.

Additional Information: Two lots were combined and a new residential building constructed in 2000 on the adjacent property.

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 400 Adams Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1891 **Source:** Sanborn
Alteration Date(s): 2000 **Source:** Trulia online
Designer: _____ **Physical Condition:** Excellent
Builder: _____ **Remaining Historic Fabric:** Low
Style: None
Form: Commercial **Stories:** 3
Type: Other, Attached multifamily **Bays:** 4
Roof Finish Materials: n/a
Exterior Finish Materials Vinyl siding

Exterior Description: The building at 400 Adams Street is a three-story, wood frame, tenement with aluminum siding, has one-story additions on 4th Street at the rear of the building, and is appended to a new four-story building that appears to be on the same lot. The building is rectangular in plan with a flat roof. The first story has been faced with painted brick, has a pent roof across the façade and over the 4th street entrance, and has awnings at the 4th street windows. The upper-story windows are one-over-one double-hung replacements. A fire escape is at the two center bays. The cornice has been covered over with aluminum.

This appears to have been combined with the adjacent lot (402 Adams Street) where a new residential building was constructed in 2000.

Interior Description: n/a

Setting: This building is located in an urban setting one block north of the Keuffel & Esser factory buildings. The area is predominantly residential.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 402 Adams Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: 2000 **Source:** Trulia online
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Excellent
Builder: _____ **Remaining Historic Fabric:** Low
Style: None
Form: _____ **Stories:** 4
Type: Other, Attached multifamily **Bays:** _____
Roof Finish Materials: n/a
Exterior Finish Materials Brick, Running Bond

Exterior Description: This is a new building, four stories tall and two bays wide. The building follows the historic scale and form appropriate to the street. The façade is brown brick, has two bays, one of which is a full height bay windows finished in stucco. The entrance has a low stoop and transom. The windows are six-over-six double-hung sash with false muntins. The façade is surmounted by a bracketed cornice. The building contains condominiums.

Interior Description: n/a

Setting: This building is located in an urban setting one block north of the Keuffel & Esser factory buildings. The area is predominantly residential.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Built circa 1891, 400 Adams Street was erected during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and the expansion of steamship docks. Growth within the city expanded to the north and west of existing settlement. The former Keuffel & Esser factories, built circa 1891-1906, are located in the next block. This building is first depicted on the 1891 Sanborn as a wood-frame tenement building. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing; older buildings were renovated to provide more residential units. This building currently has a restaurant-bar called The Stewed Cow at its first story; the upper stories contain condo apartment units. The adjacent building was added in 2000 and also contains condo apartments.

Significance: The building at 400 Adams Street does not appear to have significance.

**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: Constructed circa 1891, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. The installation of storefront infill, aluminum siding, replacement windows, and aluminum covering the cornice, obscures historic elements and greatly detracts from the building's historic architectural integrity. The building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Narrative Boundary Description: The boundary consists of the exterior lot lines for block 60, lot 24.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8,
2016

BASE FORM

Historic Sites #:

Property Name: Albini Pharmacy and the Francisco Crozetti House

Street Address: Street #: 401 403 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Adams Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 61

Local Place Name(s): Hoboken **Lot(s):** 1.1, 2

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 403 and 401 Adams Street, View Northeast



Description: Located at the corner of 4th Street at 401 and 403 Adams Street consist of a five-story brick building and a four-story frame dwelling. The brick commercial building has old-style, intact storefronts at the first story, an intermediate cornice between the first and second stories, and four bays at the upper stories. The one-over-one replacement windows have dentilated flat hoods. A heavy Italianate bracket cornice with modillions completes the façade. The building at 403 Adams is a four-story, wood frame, tenement with vinyl siding, five bays at the first story, four bays at the upper stories, and a bracketed cornice.

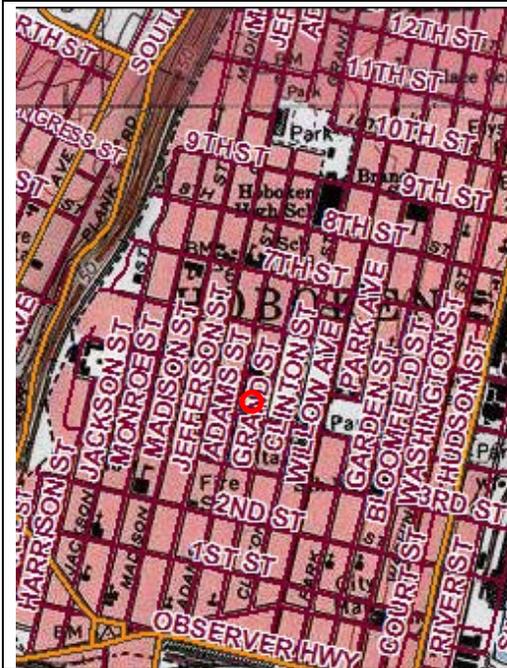
Registration and Status Dates:	National Historic Landmark: _____	SHPO Opinion: _____
	National Register: _____	Local Designation: _____
	New Jersey Register: _____	Other Designation: _____
	Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: <u>Hoboken RBDH</u>	Date: <u>September 8, 2016</u>
Surveyor: <u>Deborah Van Steen</u>	
Organization: <u>Dewberry</u>	

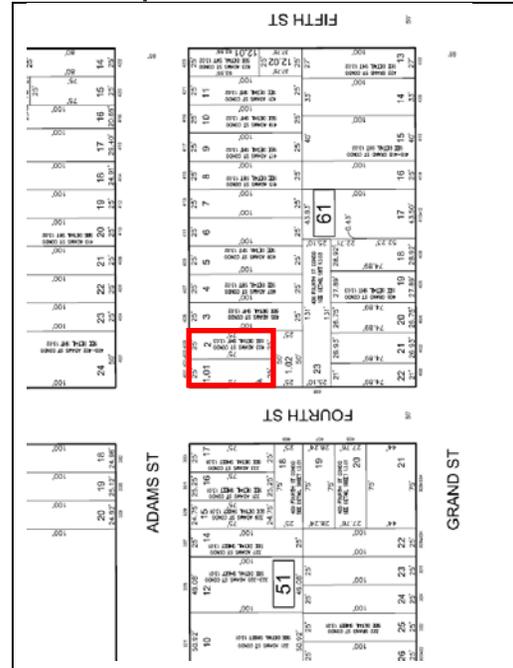
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:
See Continuation Sheet

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Albini Pharmacy, 401 Adams Street
Historic Name: Owl Pharmacy
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1900 **Source:** Federal Census; Hopkins
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Excellent
Builder: Possibly Bernard and Charlie Vezzetti **Remaining Historic Fabric:** High
Style: Italianate
Form: Commercial **Stories:** 5
Type: Other, Attached multifamily **Bays:** 4
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: Located at the northeast corner of 4th Street at 401 Adams Street, this five-story, red brick building features old-style, intact storefronts at the first story, an intermediate cornice over the store between the first and second stories, and four bays at the upper stories. The entrance to the upper-story apartments is at the north bay; this entrance has cast iron square engaged columns, transom, and a replacement door. The storefront has three bays, a recessed entrance centered between full glass display windows, and brick knee walls. Although these storefronts do not appear to be original to the building, they do appear to date from the mid-twentieth century. The south storefront window continues around the corner. The south wall facing 4th Street has a full-glass bay window with deep hood the same configuration as the front intermediate cornice. Stripped canvas awnings shelter the store windows. The easternmost bay has an iron grille-covered window with pedimented lintel; the bay originally contained a doorway. At the upper stories, one-over-one replacement windows have dentilated flat metal hoods. A heavy Italianate bracket cornice with modillions completes the façade.

Interior Description: Albini Pharmacy occupies the store at the first story. This store has reportedly been in this same location since the building's construction. The interior has a number of features that appear to be original including built-in wood display cases, free-standing wood cases, and tin ceilings.

Setting: This building is located in an urban setting on a corner lot at the northeast corner of Adams and 4th streets.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 403 Adams Street
Historic Name: Francisco Crozetti House
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1891 **Source:** Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Excellent
Builder: Possibly Bernard and Charlie Vezzetti **Remaining Historic Fabric:** Medium
Style: Italianate
Form: Row **Stories:** 4
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: n/a
Exterior Finish Materials Vinyl siding

Exterior Description: The building at 403 Adams is a four-story, wood frame, tenement with vinyl siding, five bays at the first story, four bays at the upper stories, and a bracketed cornice. Flanked on each side by two tall, narrow double-hung windows, the single-leaf entrance is centered at the façade, has a deep wood-panel surround and a stained glass transom with the street number. First story windows are four-over-four double-hung replacement sash, the upper story windows are all two-over-two double-hung replacements.

Interior Description: n/a

Setting: This building is located in an urban setting one block north of the Keuffel & Esser factories. The area is predominantly residential.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: See Continuation Sheet

Significance: The buildings at 401 and 403 Adams Street are significant as a relatively intact examples of late nineteenth century, store and tenement buildings. The storefront within 401 Adams Street has been associated with the same business for most of the building's history. The relatively intact store interior contributes to the significance of the building. The Crozetti House at 403 Adams Street is an early building on the block. These buildings, constructed by Francisco Crozetti, are also significant for their association with the history of Italian immigrants within Hoboken. Few buildings associated with the late nineteenth development of Hoboken, especially those outside of the established historic districts, retain as intact as these buildings.

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: Constructed circa 1891 and 1900 by the same owner, the Francisco Crozetti House and Albin Pharmacy are recommended eligible for listing in the National Register under Criteria A and C. The Albin Pharmacy building is a relatively intact store and tenement that has had the same business in operation for nearly 100 years. Although the windows have been replaced and some modification has been made at the first story, the building retains a high degree of historic architectural integrity. The Crozetti House, likewise is one of the few relatively intact wood-frame dwellings in Hoboken that has not been faced with brick or stucco and so retains its integrity of materials, feeling, and design associated with Hoboken's wood dwellings. Due to the consistency of ownership the store retains a high level of historic interior features. These buildings are also eligible under Criterion A for their association with Hoboken's immigrant history and the historic development of ethnic neighborhoods within the city. As buildings owned by and built Italian immigrants and the location of a business owned by an Italian immigrant within the Italian neighborhood, these buildings are a tribute to the ethnic settlement patterns that shaped Hoboken.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment
Eligibility Worksheet
Continuation Sheet

Narrative Boundary Description: The boundary consists of the exterior lot line for block 61, lot 1.1 and lot 2 in Hoboken, New Jersey.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:

Bibliography/Sources:

- Albini Pharmacy. Advertisement on Yelp accessed at <http://www.yelp.com/biz/albini-pharmacy-hoboken>.
- Ancestry.com. World War I Draft Card, Bartolomeo Albini. September 12, 1918.
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- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- Boyd, W. Andrew. *Gopsill's Jersey City, Hoboken, West Hoboken, Union Hill and Weehawken Directory 1891-1892*. (Washington, D.C.: W. Andrew Boyd, 1891).
- Little Tommie and Charles Monto Association. *9th Annual Cabaret & Ball of the Little Tommie & Chas. Monto Ass'n*. 1923.
- Pasquale, Murray. Memories of the Old Neighborhood, Little Italy [Hoboken] from 1910-1980. Typed manuscript. Hoboken Historical Museum collections online. (Hoboken: Murray Pasquale, n.d. circa 1980). Accessed at <http://hoboken.pastperfectonline.com>.
- Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
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- Ziegler-McPherson, Christina A. *Immigrants in Hoboken* (Charleston: The History Press, 2011).
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

History:

Documentary evidence suggests that the buildings at 403 and 401 Adams Street were built circa 1891 and 1900, respectively for Francisco Crozetti. It should be noted that the tax records suggest that 403 Adams Street was constructed in 1905. In 1886, Crozetti purchased lots 1 and 2 in block 61, located at the northeast corner of 4th Street and Adams Street, from John and Mary Lynch. Born in Italy in 1839, Francisco (Frank), his wife, Rose, and young family immigrated to the United States about 1872. Crozetti worked as a fruit peddler and the Crozetti's settled in Hoboken, where they lived at 149 Adams Street. According to the listing in the Hoboken directory, Crozetti resided at the 149 Adams Street address for several years until 1892, when his address is given as 403 Adams Street, suggesting that the house was built about that time. The Crozetti's wood dwelling is first depicted on the 1891 Sanborn map. Around 1890, their daughter, Louise, married Bernard Vezzetti. According to Gopsill's Directory in 1891-1892, Bernard and Charlie (possibly a brother) Vezzetti were both masons and both resided at the same Hoboken address. The federal census of 1900, documents both men and their families living in the same building and both men are both listed as a contractor. Born in Italy, Bernard and Charlie were also immigrants to the United States. The connection with the Crozettis suggests that one or both Veezzettis may have built both Crozetti buildings. The Albini Pharmacy building at 401 Adams Street was constructed by 1900, when the census lists occupants at this address in addition to the house at 403 Adams Street. Coincidentally, the 1900 census also provides that their son, Nicholas Crozetti, age 21, is a brick layer. On his World War I registration card, Nicholas is employed by B. Vezzetti as a bricklayer.

This area developed at the turn of the twentieth century during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. Growth within the city expanded to the north and west of its original settlement. Frank Crozetti became a successful landlord. In 1900, the federal census enumerated at least eight households living at 401 Adams Street, in addition to the store located at the first story, and with Frank Crozetti, his wife, Rose, and children, Nicholas, Adline, and Kate occupying one of the flats. The building at 403 Adams Street housed another seven families. Included among their occupations were laborers, factory workers, plumber, saloon keeper, boat painter, and dock laborers.

The Albini building at 401 Adams Street is first depicted in the 1909 Hopkins Plat Book. According to the store history accessed online, the store was established in 1880 at this location, however, this predates construction of

Survey Name: <u>Hoboken RBDH</u>	Date: <u>September 8, 2016</u>
Surveyor: <u>Deborah Van Steen</u>	
Organization: <u>Dewberry</u>	

CONTINUATION SHEET

Historic Sites #:

the building. Bartolomeo Alberto Albini, for whom the store is named, emigrated from Italy to New York City in 1905. He was born in 1884 in Torchiara, Salerno in southwestern Italy. After his arrival to America, he lived in New York City where he worked as a clerk in a pharmacy until moving to Hoboken sometime between 1916 and 1918. Albini appears to have established the business in Hoboken around this same time, as his World War I draft card, dated September 1918, indicates that he is self-employed and operates a drug store located at 401 Adams Street. In a 1923 advertisement, the business was called the Owl Pharmacy and Albini is given as the pharmacist and chemist. Genealogical records suggest that he died circa 1951.

Both buildings, the Albini Pharmacy and the Francisco Crozetti House, continued to be owned by members of the Crozetti family until 1951. In 1924, Nicholas acquired the property from the heirs of his parents' estate. In 1951, the Crozetti heirs sold the properties to Bartholomew and Rose Englesi. The store windows may have been modernized around this time. As the twentieth century progressed, Hoboken became a commuter city for New York City and the need for local, community based businesses and organizations gave way to the demand for more housing. Many buildings have been altered and storefronts have been replaced with residential units. The residential development pressures and number of box stores in Hoboken make buildings like 401 Adams Street, located outside of the historic districts, an important reminder of Hoboken's past. Both buildings, the Albini Pharmacy (401 Adams Street) and the Francisco Crozetti House (403 Adams Street) are listed in the survey conducted as part of the 1979 *Hoboken, New Jersey: A Physical and Social History*. In his memoir, circa 1980, Murray Pasquale takes the reader on a tour of the old neighborhood from 1910-1980, which he calls Hoboken's Little Italy. In addition to the Albini Pharmacy, he reports that Gustoso's Bakery was around the corner at 406 4th Street and Eggert Feed Co. was behind store. The building at 403 Adams Street, Pasquale notes as a private home. The properties had had a number of owners over the last half century. These buildings were eventually separated and a rear lot set off. The current pharmacist-owner has operated the pharmacy at 401 Adams Street since 1973. The Crozetti House at 403 Adams Street was converted into residential condominiums.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Cornice detail, 401 Adams Street

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Storefronts, Adams Street Façade (source: Albini Pharmacy)

Survey Name: Hoboken RBDH

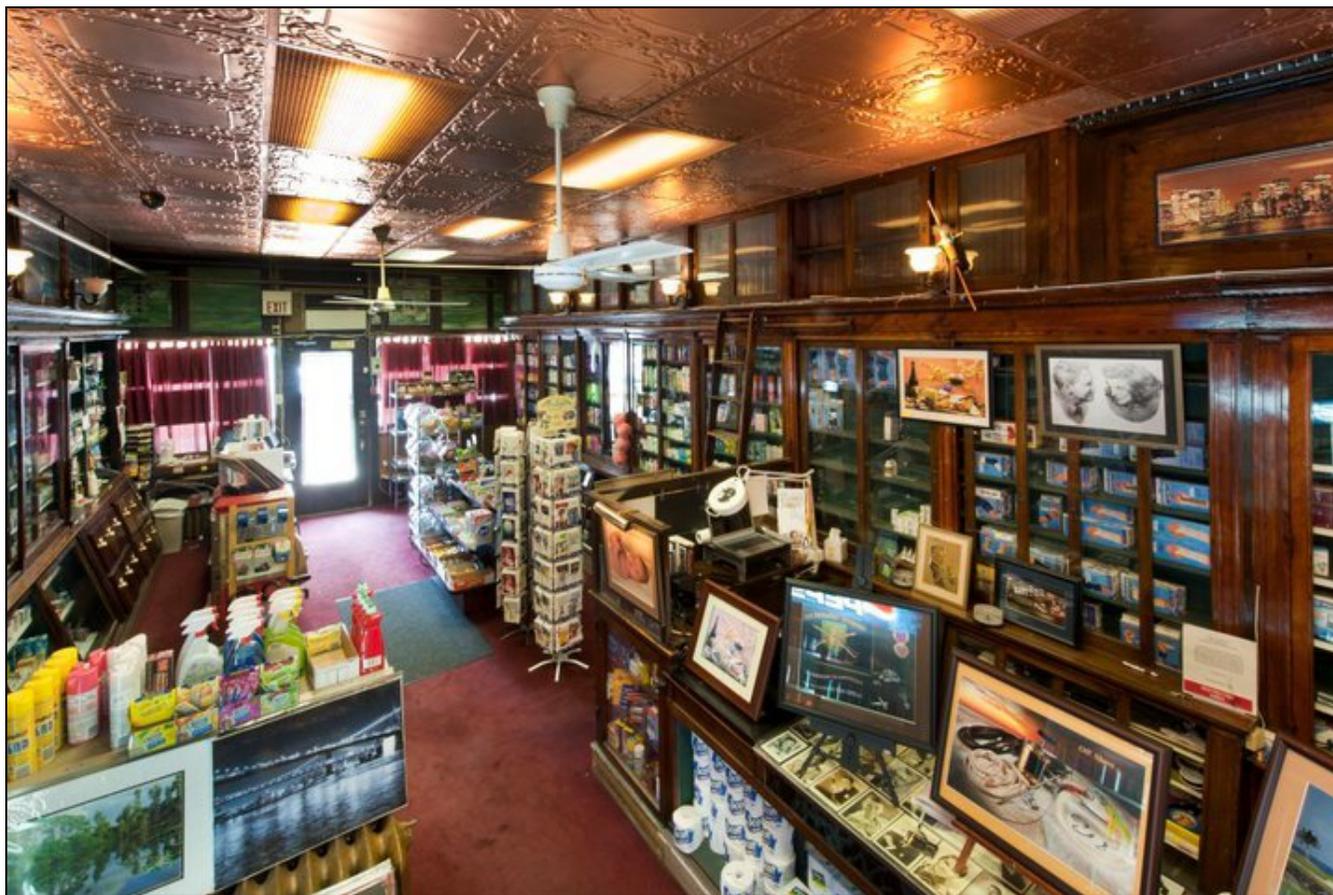
Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Interior Albini Pharmacy (source: Albini Pharmacy)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Interior Albini Pharmacy (source: Albini Pharmacy)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 417 Adams Street

Street Address: Street #: 417 (Low) (High) Apartment #: _____ (Low) (High)

Prefix: _____ Street Name: Adams Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 61

Local Place Name(s): Hoboken **Lot(s):** 9

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 417 Adams Street, View Northeast



Description: This five-story, brick building has five bays at the first story, each of which is defined by cast iron engaged square columns. The center entrance has a transom and is flanked by paired double-hung windows; the two outer bays also contain entrances. The space above the windows and outer doorways is filled with brick. An intermediate modillion cornice separates the first and second stories. The upper stories have 4 bays with one-over-one double-hung windows and heavy flat hoods. The façade is surmounted by a modillion cornice.

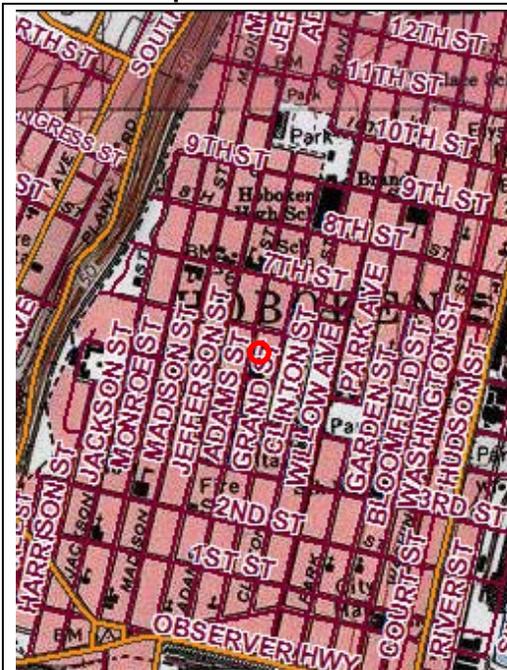
Registration and Status Dates:	National Historic Landmark: _____	SHPO Opinion: _____
	National Register: _____	Local Designation: _____
	New Jersey Register: _____	Other Designation: _____
	Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: <u>Hoboken RBDH</u>	Date: <u>September 8, 2016</u>
Surveyor: <u>Deborah Van Steen</u>	
Organization: <u>Dewberry</u>	

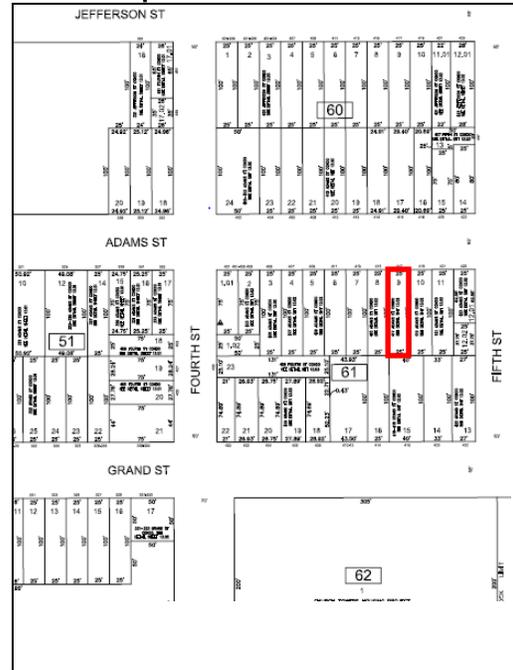
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 417 Adams Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1901 **Source:** Tax Assessment Record
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Excellent
Builder: _____ **Remaining Historic Fabric:** High
Style: Italianate
Form: Row **Stories:** 5
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: This five-story, brick building has five bays at the first story, each of which is defined by cast iron engaged square columns. The center entrance has a transom and is flanked by paired double-hung windows; the two outer bays also contain entrances. The space above the windows and outer doorways is filled with brick. An intermediate modillion cornice separates the first and second stories. The upper stories have 4 bays with one-over-one double-hung windows and heavy flat hoods. The façade is surmounted by a modillion cornice.

Interior Description: n/a

Setting: Located in an urban setting, the area is predominately residential with some first-story storefronts. The buildings are a mix of new and older constructions.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Built in 1901, 417 Adams Street was erected during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. Growth within the city expanded to the north and west of the early settlement. The former Keuffel & Esser factories, built circa 1891-1906, are located in the next block. 417 Adams Street is first depicted in the 1909 Hopkins Plat Book; the historic block contained predominantly wood structures. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing; buildings were renovated to provide more residential units. This building was surveyed in the 1979 *Hoboken, New Jersey: A Physical and Social History*.

Significance: This building is representative of a five-story brick tenement building with stores on the first floor.

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: Constructed in 1901, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. Although the building is relatively intact, except for the replacement windows, it does not appear to have sufficient merit to be individually eligible. The building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Narrative Boundary Description: The boundary consists of the exterior lot lines as defined by block 61, lot 9 in Hoboken, New Jersey.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: 418, 420, 422 Adams Street

Street Address: Street #: 418 422 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Adams Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 60

Local Place Name(s): Hoboken **Lot(s):** 14-16

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 418, 420, 422 Adams, View Southwest



Description: These three buildings consist of two two-story buildings with commercial storefronts at the first story and one four-story building. Located at the corner of 5th Street, 422 Adams is a wood-frame, pseudo Spanish Revival with stuccoed brick face at the first story and overhanging vinyl siding. The middle building at 420 Adams Street has a cornice at both stories and two oriel bays with panels above the first-story storefront. The building at 418 Adams is yellow brick and appears to have been renovated after 1979, with infilling of the storefront, the addition of the fourth-story mansard, the extension of bay windows to the first and fourth stories.

Registration and Status Dates:	National Historic Landmark: _____	SHPO Opinion: _____
	National Register: _____	Local Designation: _____
	New Jersey Register: _____	Other Designation: _____
	Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: <u>Hoboken RBDH</u>	Date: <u>September 8, 2016</u>
Surveyor: <u>Deborah Van Steen</u>	
Organization: <u>Dewberry</u>	

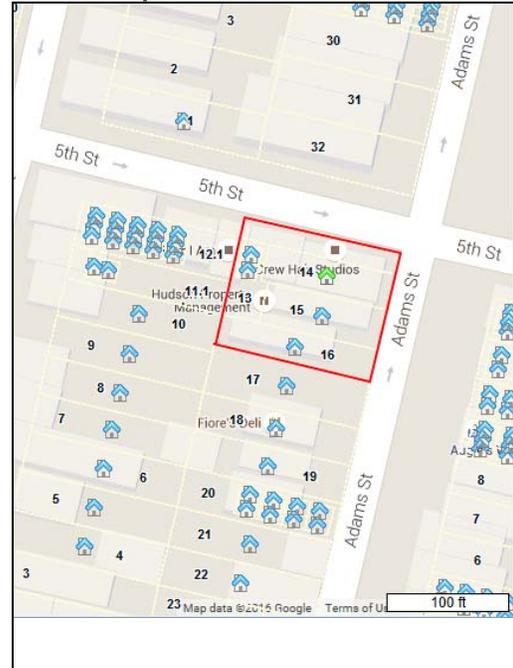
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH Date: September 8, 2016
 Surveyor: Deborah Van Steen
 Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 418 Adams Street
Historic Name: Permanent
Present Use: Permanent
Historic Use: _____
Construction Date: c. 1909 **Source:** Hopkins
Alteration Date(s): After 1979 **Source:** Zingman
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Second Empire
Form: Row **Stories:** 4
Type: Other, Attached multifamily **Bays:** 2
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: This four-story yellow brick-fronted building has two bays and a mansard roof. This building appears to have originally been three stories in height; a fourth story mansard was added after 1979. The 1979 *Hoboken, New Jersey: A Physical and Social History (Survey)* describes this building as Italianate style with three stories. At the first-story, the former storefront has been infilled with new brick; the building also has a pent roof between the first and second stories, and retains the cast iron pilasters, which frame the entrance in the north bay. A bay window has been added at the first story and fourth story south bay to correspond to those at the upper stories. The bay windows at the second and third stories have paneled spandrels accented with swags and bracketed cornices at the top of each bay. The north bays have a double-hung window with stone lintel and sill. A bracketed cornice separates the third story and four-story mansard roof. The mansard and fourth-story windows are clad in aluminum. All of the windows are one-over-one double-hung replacement sash. The exposed south wall is stucco. The building has been extended at the rear to include balconies and fire escapes.

Interior Description: n/a

Setting: Located in an urban setting, this is the third building from the intersection of Adams and 5th Streets, and is adjacent to a vacant lot. The area is predominantly residential; many of the buildings have businesses on the first-story. The area consists of a mix of new construction and older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 420 Adams Street

Historic Name: _____

Present Use: Office Activity – private business

Historic Use: Permanent

Construction Date: c. 1909 **Source:** Hopkins

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** Medium

Style: Italianate

Form: Commercial

Stories: 2

Type: Other, Commercial

Bays: 3

Roof Finish Materials: n/a

Exterior Finish Materials Brick

Exterior Description: This building is a two-story, two over four bay Italianate style attached commercial building with residential space in the upper stories. The first story has four bays and is framed with grey painted brick. The commercial space has three bays with an entrance centered between six single-pane windows with wood panels at the base and three-light transom. The entrance to the second story is at the south bay, is framed with brick and has a transom. An intermediate cornice with modillions and a deep frieze separates the first and second stories. The second story has two window bays that rest on the lower cornice; the bays have panels above the hood molds. The second story is topped with a modillion cornice supported by outer brackets. A brick parapet extends above the cornice.

Interior Description: n/a

Setting: Located in an urban setting, this is the second building from the intersection of Adams and 5th Streets. The area is predominantly residential with businesses on the first-story of some buildings. The area also contains a mix of new construction and older buildings.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 422 Adams Street
Historic Name: _____
Present Use: Personal Services
Historic Use: Permanent
Construction Date: c. 1891 **Source:** 1891 Sanborn
Alteration Date(s): after 1979 **Source:** Zingman
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Other, pseudo Spanish Colonial Revival
Form: Commercial **Stories:** 2
Type: Other, Commercial **Bays:** 3
Roof Finish Materials: n/a
Exterior Finish Materials Vinyl Siding

Exterior Description: This corner building is two stories with a false mansard set between round-head parapet. The first story façade has been altered; it contains four bays and has nearly white brick-face. The store entrance is flanked by very slender fixed windows. Both the store entrance and entrance to the second story have flat, stucco headers with keystones. A soldier course and pent roof separate the first and second stories. The second story clad with vinyl siding, has three bays, and one-over-one double hung replacement windows. The 5th Street façade has the same treatment as the Adams Street façade, including: false mansard, replacement windows, brick-face at the first story, pent roof above, and vinyl siding at the second story. The 5th Street façade has larger storefront windows separated by brick piers. According to the 1979 Survey, the stucco finish has been replaced with other materials and the original cornice above the first story has been removed.

Interior Description: n/a

Setting: Located in an urban setting, this building is at the southwest corner of Adams and 5th Streets. The area is predominantly residential with businesses on the first-story of many buildings. The area consists of a mix of new construction and older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: As evidenced by a review of the available historic maps, development of the block had started by 1891; however, only a few buildings had been constructed by that date. As the twentieth century progressed the block was built out. It appears that buildings had been replaced during the first decades. These Adams Street buildings were erected during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. Growth within the city expanded to the north and west of the early settlement. The corner building at 422 Adams was the first of the three buildings to be constructed; it was first depicted on the 1891 Sanborn. The buildings on the adjacent lots were first depicted in the Hopkins 1909 Plat Book. However, by 1923, it appears that 418 Adams had been altered or replaced. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing; older buildings were renovated to provide more residential units. 418-422 Adams were listed in the 1979 Survey. According to the building descriptions and photos in the Survey, the storefront at 416 has been removed and the fourth-story mansard added. The Survey also indicates that the faux Spanish Revival façade at 422 has been replaced with new materials; the storefronts have also been altered; and the cornice between the first and second stories has been removed.

Significance: The buildings are representative of development in Hoboken and serve as examples of the architectural variety expressed.

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: Constructed in 1901-1923, these buildings are not recommended eligible for listing in the National Register under Criteria A, B, or C. The buildings at 418 and 422 have been altered and the storefronts infilled (418) and drastically reconfigured in an incompatible manner (422). An additional story has been added to 418 Adams. While 420 Adams Street has undergone some minor alterations and appears to retain its integrity, the buildings on either side (418 and 422 Adams) no longer retain sufficient integrity due to extensive alterations that greatly detract from their historic elements and character. The buildings have no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Narrative Boundary Description: The boundary consists of the exterior lot lines formed by block 60, lots 14-16 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



418, 420, 422 Adams Street, View Northwest

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Historic View 418-422 Adams Street, January 23, 1979. (Source: Zingman, Volume 1)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 419 5th Street

Street Address: Street #: 419 (Low) (High) Apartment #: _____ (Low) (High)

Prefix: _____ Street Name: 5th Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 61

Local Place Name(s): Hoboken **Lot(s):** 12.02

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 419 5th Street, View Southeast



Description: This is a three story, three-bay, stucco and brick-faced concrete block building. The first story is wider than the upper stories and extends west to abut the adjacent building at 432 Adams Street. Finished in stucco, the first story has a round headed entrance flanked on each side by two double-hung windows. The upper stories have buff and brown variegated brick, contrasting cast stone and red soldier brick courses, red brick lintel courses and a parapet with cast stone balustrade, coping, and scroll and finial accents. At the upper stories the center bays have tripartite windows flanked by paired double-hung sash.

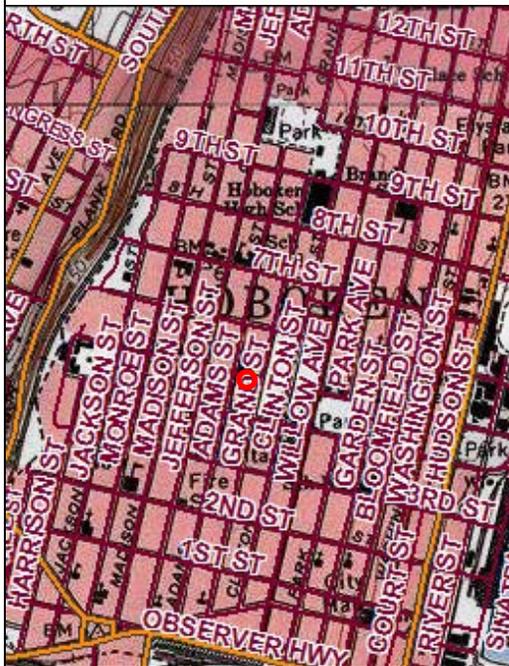
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
 National Register: _____ Local Designation: _____
 New Jersey Register: _____ Other Designation: _____
 Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
 Surveyor: Deborah Van Steen
 Organization: Dewberry

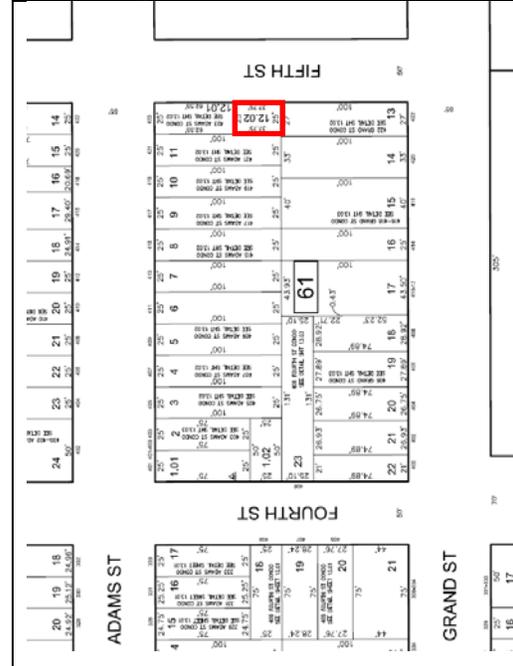
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1923).
- Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 419 5th Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1937 **Source:** Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Vernacular, Renaissance Revival
Form: Commercial **Stories:** 3
Type: _____ **Bays:** 3
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: This is a three story, three-bay, stucco and brick-faced concrete block building. The first story is wider than the upper stories and extends west to abut the adjacent building at 432 Adams Street. Finished in stucco, the first story has a round headed entrance flanked on each side by two double-hung windows. The upper stories have buff and brown variegated brick, contrasting cast stone and red soldier brick courses, red brick lintel courses and a parapet with cast stone balustrade, coping, and scroll and finial accents. At the upper stories the center bays have tripartite windows flanked by paired double-hung sash. The red brick is continued around the top of the windows. Other features include diamond tiles, an iron fire escape, and a full-width iron balcony between the first and second stories. The west wall is finished with red brick and the east wall is stucco.

Interior Description: n/a

Setting: Located in an urban setting, midblock between Adams and Grand streets. Public school No. 5 is across the street at the northeast corner of Adams and 5th streets.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Stylistic evidence and available map documentation suggest that this building was constructed by 1937. Prior depictions from the Hopkins Plat Books indicate a wood structure on this site by 1909, which appears to have been replaced by the current building. According to the 1937 Sanborn map, which first shows a masonry building at this location, it had two stores. In 1951, three stores are depicted. By 1988 and continuing to 2006, the stores are indicated, but marked as vacant. During the late twentieth century Hoboken was transformed into a commuter city for New York City and the need for local, community based businesses and organizations gave way to the demand for more housing; older buildings were renovated to provide more residential units. To meet this demand, storefronts in buildings like 419 5th Street were remodeled, the storefronts removed, and the entire building was converted to residential usage.

Significance: The building at 419 5th Street does not appear to be historically or architecturally noteworthy.

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: Constructed circa 1937, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. The building is not an architectural noteworthy example of its type and has been renovated at the first story such that it no longer retains its historic architectural integrity. The building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Continuation Sheet

Narrative Boundary Description: The boundary consists of the exterior lot lines of block 61, lot 12.02 in Hoboken.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



419 5th Street, View Southwest

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 420, 422 Madison Street

Street Address: Street #: 420 422 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Madison Suffix: _____ Type: ST

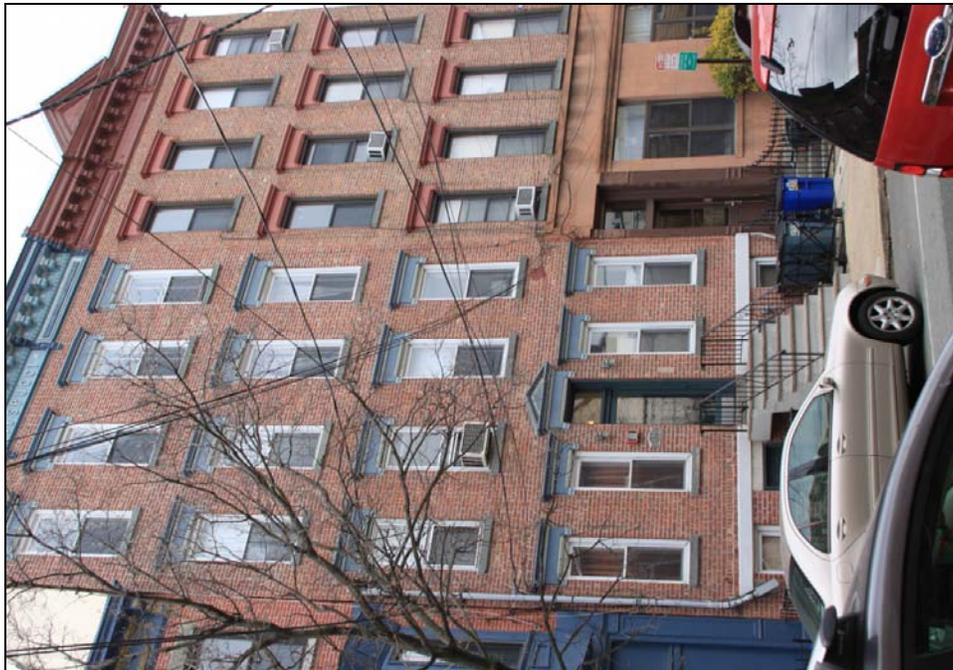
County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 58

Local Place Name(s): Hoboken **Lot(s):** 14, 15

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 420, 422 Madison Street, View Northwest



Description: This row of brick, four-story tenements have flat hoods with egg molding, and a bracketed and modillion cornice. They share the same treatment except for the first story. The corner building at 422 Madison and 5th streets, has stucco at the first story façade in place of the former storefronts and has four bays at the upper stories. The building at 420 was built as apartments and has five bays at the first story and four bays at the upper stories.

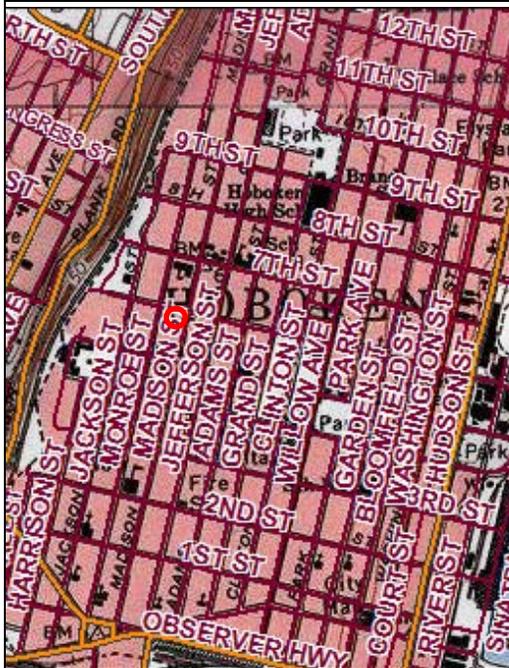
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

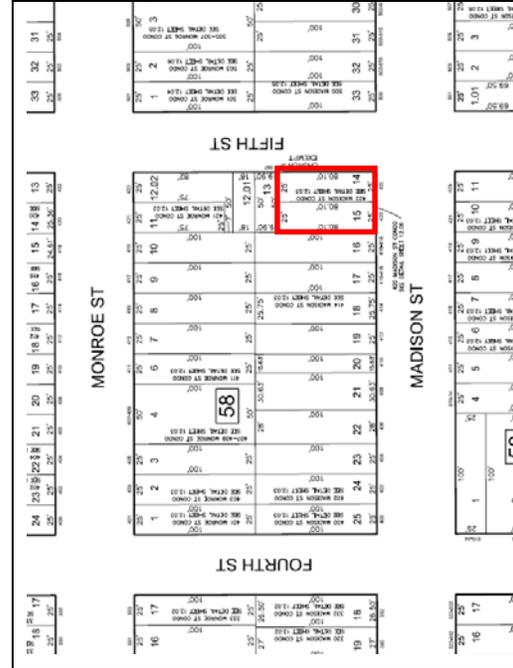
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- New York Dawn. *Hoboken Illustrated*. January 1909.
- Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. Multiple years.
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978.

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Vespucci Building, 420 Madison Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1909 **Source:** Hopkins

Alteration Date(s): _____ **Source:** _____

Designer: _____

Physical Condition: Good

Builder: _____

Remaining Historic Fabric: High

Style: Italianate

Form: Row

Stories: 4

Type: Other, Attached multifamily

Bays: 5

Roof Finish Materials: n/a

Exterior Finish Materials Brick, Common Bond

Exterior Description: One of two red brick, four-story tenements that have flat hoods with egg molding, and a bracketed and modillion cornice. The buildings share the same treatment except for the first story. This building rests on a raised basement, has five bays at the first story and four bays above. The entrance is centered at the façade, is flanked on each side by two double-hung windows, and has a raised stoop. The single-leaf entrance has a transom and is trimmed with a pediment hood. The windows are one-over-one double-hung replacement sash, have stone sills, and flat hoods. The name "Vespucci" is centered on the cornice's frieze; a pediment with a sunburst is surmounted above. The basement has four bays that consist of a double-hung window and an entrance on both sides of the entrance stair. Stairs lead from the sidewalk to the basement entrances; the areaway and the entrance stairs have iron railings.

Interior Description: n/a

Setting: This building is located in an urban setting being primarily residential interspersed with stores and businesses.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 422 Madison Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1909

Source: Hopkins

Alteration Date(s): After 2006

Source: Sanborn

Designer: _____

Physical Condition: Good

Builder: _____

Remaining Historic Fabric: Medium

Style: Italianate

Form: Commercial

Stories: 4

Type: _____

Bays: 3

Roof Finish Materials: n/a

Exterior Finish Materials Brick, Common Bond

Exterior Description: One of two, four-story red brick tenements have flat hoods with egg molding, and a bracket and modillion cornice. This building occupies the corner lot at 5th Street. The buildings at 420 and 422 Madison share the same treatment except for the first story. This building at 422 Madison and 5th Streets has stucco at the first story façade in place of the former storefronts and four bays at the upper stories. The Madison Street façade has a side entrance with cast iron square engaged columns, a single door, transom, and lower stoop than the neighboring building. Two sets of paired double-hung windows with transoms fill the other two bays. The upper floors have replacement one-over-one double-hung windows. The cornice is surmounted by a central pediment. The 5th Street wall has a block glass window in the bays closest to Madison Street where the former storefront would have been located. The square protruding bay at the first story was most likely a recent addition and is adjacent to paired windows. The cornice wraps around and continues the length of the 5th Street façade.

Interior Description: n/a

Setting: This building is located in an urban setting being primarily residential interspersed with stores and businesses.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:

History: Initially constructed as four-story brick tenements, these buildings date to the start of the twentieth century and reflect a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. Growth within the city expanded to the north and west of the early settlement. Construction in the vicinity of 5th and Madison Streets occurred at the start of the twentieth century. A historic photo in Hoboken Illustrated indicates that the adjacent buildings were built in 1906; the building at 420 and 422 Madison are first depicted in the 1909 Hopkins Plat Book. The corner building has a store on Madison and one on 5th Street. The building at 420 Madison was predominantly flats; however, according to the 1937 Sanborn, a store may have been located in a portion of the basement or first floor. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. New construction interspersed with older renovated buildings addressed the demand for increased residential units. In 2006, the Sanborn depicts a store at 422 Madison, which has subsequently been converted to residential use. These buildings currently contain apartments and residential condo units.

Significance: The buildings at 420 and 422 Madison Street are significant as earlier examples of brick tenements constructed in an area formerly dominated by wood buildings.

**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: Constructed circa 1909, the buildings at 420 and 422 Madison Street are not recommended eligible for listing in the National Register under Criteria A, B, or C. Loss of the historic storefronts and removal of the intermediate cornice between the first and second stories greatly detracts from the historic architectural integrity of the building at 422 Madison. Given the proximity of the buildings, the alterations to 422 Madison also impact the integrity of 420 Madison such that the two buildings do not appear meet eligibility Criterion C. The buildings have no known association with historical events (Criterion B) or significant persons (Criterion C).

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Narrative Boundary Description: The boundary is defined by the outer lot lines of block 58, lots 14 and 15 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Cornice Detail, 420 Madison Street.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



420 Madison from 5th Street, View Southeast

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



420 and 422 Madison Avenue, View Southwest

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 420, 422 Monroe Street

Street Address: Street #: 420 422 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Monroe Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 57

Local Place Name(s): Hoboken **Lot(s):** 13-14

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 420, 422 Monroe Street from 5th Street, View Southwest



Description: The corner building at 422 Monroe and 5th streets is a three-story brick-faced structure, with four bays and a store at the first story. The variegated brown brick finishes include various belt courses, dog-tooth and soldier corbeling and a stepped parapet. The windows are predominantly one-over-one double-hung sash. The adjacent building at 420 Monroe, is four stories on a basement. This frame building is finished with painted brick-face stucco, stucco, and vinyl trim at the façade and has vinyl siding on the north and south walls. The windows are one-over-one six-over-six double-hung windows with false muntins.

Registration and Status Dates:

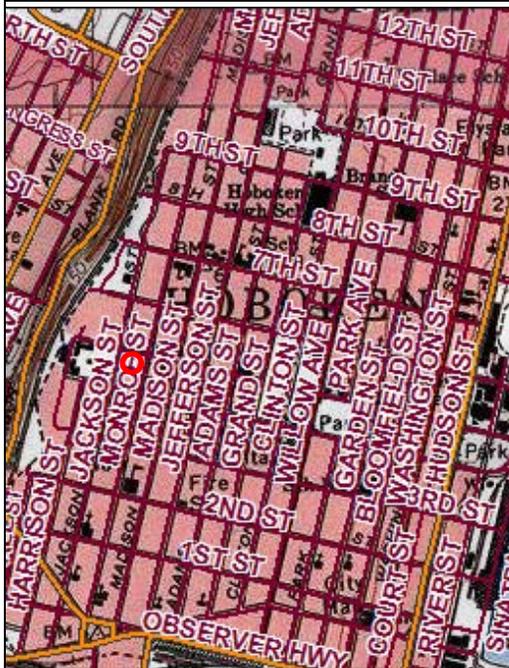
National Historic Landmark: _____	SHPO Opinion: _____
National Register: _____	Local Designation: _____
New Jersey Register: _____	Other Designation: _____
Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
 Surveyor: Deborah Van Steen
 Organization: Dewberry

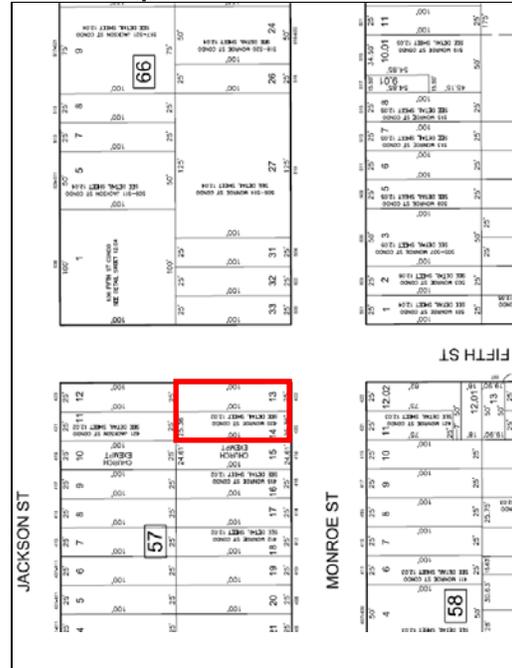
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. Multiple years.
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978.

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 420 Monroe Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1901 **Source:** Tax Assessment Record
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: None
Form: Row **Stories:** 4
Type: Other Attached multifamily **Bays:** 5
Roof Finish Materials: n/a
Exterior Finish Materials Other, Stucco brick-face

Exterior Description: This building at 420 Monroe Street, is four stories on a raised basement. Finished with painted brick-face stucco, stucco accents, and vinyl trim at the façade, the north and south walls are clad in vinyl siding. The façade terminates with a stepped parapet. The first story has five bays, a centrally located entrance with a raised stoop, and flanked by grille-covered double hung windows. The rectangular entrance is surmounted by round arch trim. The windows are one-over-one six-over-six double-hung sash with false muntins. All of the windows are rectangular, except for the fourth-story front windows which have a round head with a fanlight. The basement openings have been covered with stucco and the areaway filled. Entry to the basement is located under the stoop. An iron railing separates the former areaway and the sidewalk; the railing also continues along the stairs and stoop.

Interior Description: n/a

Setting: Located in an urban setting, the area is predominantly residential with some first-story commercial uses.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name:	422 Monroe Street		
Historic Name:			
Present Use:	Permanent		
Historic Use:	Permanent		
Construction Date:	c. 1909	Source:	Hopkins
Alteration Date(s):		Source:	
Designer:		Physical Condition:	Good
Builder:		Remaining Historic Fabric:	High
Style:			
Form:	Commercial	Stories:	3
Type:		Bays:	4
Roof Finish Materials:	n/s		
Exterior Finish Materials	Brick		

Exterior Description: Located at the corner of 422 Monroe and 5th streets, this three-story brick-faced structure, has four bays and a store at the first story. The variegated brown brick finishes include: corbeled quoins; dog-tooth and soldier, rowlock courses; a corbel table at the top of the façade, and a stepped parapet. Dog-tooth diamonds and O designs are set in the brick between bays. The first story has a projecting entrance bay with a flat roof and brickwork to match the façade. The storefront has an entrance centered between fixed windows that extend around to the 5th street wall, an awning, and metal grilles at the openings. The upper stories have one-over-one double-hung windows with stone sills, rowlock sill courses, soldier lintels at the second story, and dog-tooth lintels at the third story. Iron rails extend along the sidewalk and a low stoop at the store entrance. The north wall, facing 5th Street has windows with similar treatment as those on the façade at the upper stories. A cinderblock addition at the rear extends along 5th Street and has five bays with the entrance centered between two sets casement windows. This entrance is accessed by a raised stoop that extends perpendicular along the wall. The iron railings continue along 5th Street and the rear entrance.

Interior Description: n/a

Setting: Located in an urban setting, the area is predominantly residential with some first-story commercial uses.

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

ELIGIBILITY WORKSHEET

Historic Sites #:

History: These buildings date from the start of the twentieth century, 1901, and circa 1909. Hoboken entered a period of growth and development by the end of the nineteenth century due to the expansion of the city's shipping piers and industrial growth. Platted blocks located to the north and west that were previously undeveloped were utilized as the city expanded. In 1891, virtually no development existed in the neighborhood or on the surrounding blocks; however, according to the 1909 Hopkins Plat Book, development had expanded west of Monroe as far as Jackson Street. Most of the early buildings were wood with occasional brick construction. Both of the buildings in this survey are first depicted on the 1909 map as wood buildings. The 1937 Sanborn map indicates that a store was located in the basement level at 420 Monroe and apartments at the upper four stories. By 1951, the store is gone, and in 1988, the building is labeled as vacant. At 422 Monroe, the area along 5th Street at the rear of the block contained a shed and most likely a stable initially. By 1951, the automobile garages at the rear of the lot are noted as cinder block. These were joined with the building at 422 Monroe, thus complete build-out of the block, at some point between 1951 and 1979.

Significance: The buildings are typical of construction and development in this area of Hoboken and have not particular significance.

**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: Constructed 1901- circa 1909, this row of buildings is not recommended eligible for listing on the National Register under criteria A, B, or C. The buildings are not noteworthy examples of their type and have been altered with new materials and cladding, thus lack historic architectural integrity.. The buildings no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Narrative Boundary Description: The boundary consists of the exterior lot lines of block 57, lots 13 and 14.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: 423 Adams Street
Street Address: Street #: 423 Apartment #: _____
(Low) (High) (Low) (High)
Prefix: _____ Street Name: Adams Suffix: _____ Type: ST
County(s): Hudson **Zip Code:** 07030
Municipality(s): Hoboken City **Block(s):** 61
Local Place Name(s): Hoboken **Lot(s):** 12.1
Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 423 Adams Street, View Southeast



Description: The building at 423 Adams Street is at the southwest corner of 5th Street. This red brick, Romanesque Revival tenement is five stories high and four bays wide above a brick-infilled first-story storefront. New brick, darker in color than the body of the building, has been installed where the storefront was located. Additional added elements include single and paired one-over-one double hung windows on Adams and the first bay on 5th Street. The second and fifth-story windows have rectangular sash surmounted by Romanesque segmental arch headers that have been filled with sunburst panels.

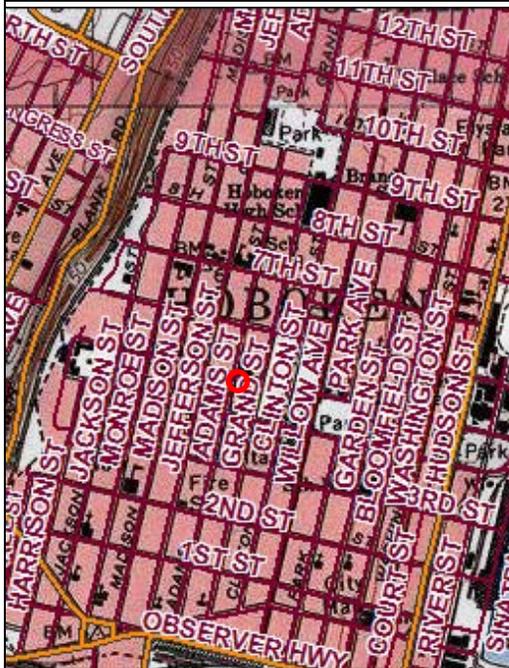
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

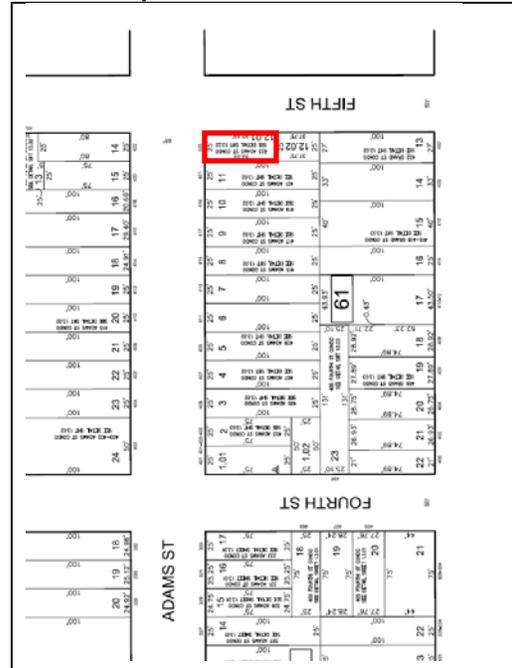
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 423 Adams Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1909 **Source:** Hopkins

Alteration Date(s): After 1979 **Source:** _____

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** Low

Style: Romanesque Revival

Form: Commercial

Stories: 5

Type: Other, Attached multi-family

Bays: 4

Roof Finish Materials: n/a

Exterior Finish Materials Brick

Exterior Description: The building at 423 Adams Street is at the southwest corner of 5th Street. This red brick, Romanesque Revival tenement is five stories high and four bays wide above a brick-infilled first-story storefront. New brick, darker in color than the body of the building, has been installed where the storefront was located. Additional added elements include single and paired one-over-one double hung windows on Adams and the first bay on 5th Street. The second and fifth-story windows have rectangular sash surmounted by Romanesque segmental arch headers that have been filled with sunburst panels. Window hoods at the second and third stories have egg and dart molding. Both street-facing facades terminate with a modillion and bracketed cornice accented with wreathes and swags.

Fronting on 5th Street, three of the first story openings have been reduced in size, the trim removed and stucco added. Of the two entrances, the east bay has its wood surround, a multi-light door, a transom, and raised stoop. The second entrance has stairs parallel with the wall. Both entry stairs have iron railings.

Interior Description: n/a

Setting: The building occupies a corner lot in an urban setting. The area is predominantly residential with some commercial uses at the first floor. The historic Gothic Revival Public School No. 3 is located opposite 5th Street.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Constructed circa 1909, 423 Adams Street is representative of brick tenement buildings constructed around the start of the twentieth century. This building was erected during a period when the demand for worker housing had increased sufficiently so that previously undocumented lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. Growth within the city expanded to the north and west of the initial settlement. The former Keuffel & Esser factories, built circa 1891-1906, are located in the next block. This building is first depicted in the 1909 Hopkins Plat Book; the block consists of predominantly wood buildings. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing; older buildings were renovated to provide more residential units. In addition, many of the former storefronts have been converted to housing. This building was surveyed in the 1979 *Hoboken, New Jersey: A Physical and Social History*. More recently, the former stucco treatment at the first story façade has been replaced by new brick.

Significance: The building is representative of brick tenement and store-type buildings constructed in Hoboken at the start of the twentieth century.

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: Constructed circa 1909, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. The alterations to the first story, loss of the historic storefront, the introduction of modern incompatible brick, and change in fenestration, have resulted in loss of historic architectural integrity. The building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment
Continuation Sheet

Narrative Boundary Description: The boundary consists of the exterior lot lines of block 61, lot 12.1 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Altered former storefront, with new brick infill. View southeast.

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 500 Madison Street

Street Address: Street #: 500 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Madison Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 67

Local Place Name(s): Hoboken **Lot(s):** 33

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 500 Madison Street, View Northwest



Description: Located on the northwest corner of Madison and 5th streets, this is a three story, four by five bay, wood frame, residential building. The building is clad in vinyl siding, has one-over-one double-hung replacement windows, and a bracketed and modillion cornice. The Madison Street façade has four bays at the first story consisting of a side entrance and three windows. The three-bay fenestration of the upper stories is stacked above the first story window bays. The 5th Street façade has five bays with a side entrance. Both entrances are accessed by stairs flanked by iron railings. The foundation is brick; the 5th Street façade has a cellar bulkhead.

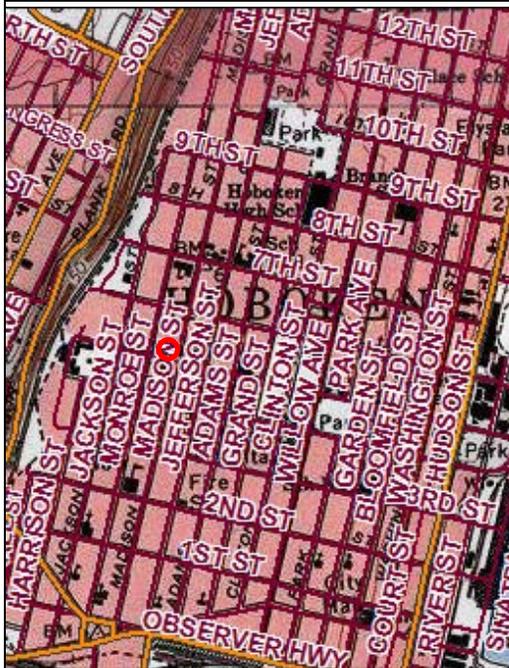
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 14, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

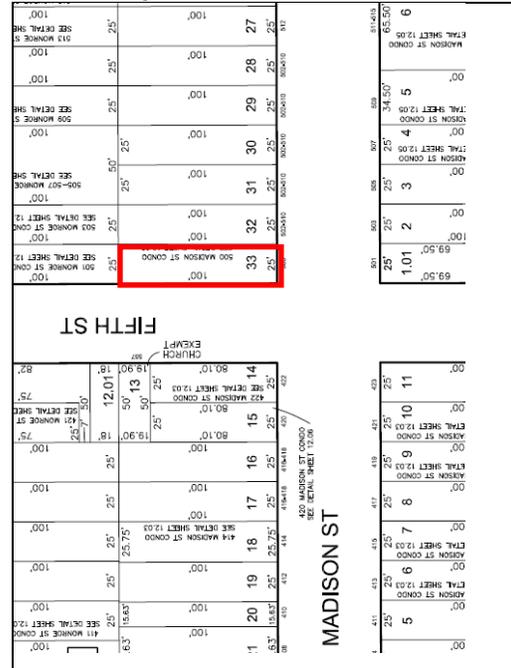
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. various.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 14, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 500 Madison Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: 1901 **Source:** Tax Assessment Records

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** High

Style: Vernacular, Italianate

Form: Commercial **Stories:** 3

Type: Other, Multifamily **Bays:** 4

Roof Finish Materials: n/a

Exterior Finish Materials Vinyl Siding

Exterior Description: Located on the northwest corner of Madison and 5th streets, this is a three story, four by five bay, wood frame, residential building. The building is clad in vinyl siding, has one-over-one double-hung replacement windows, and a bracketed and modillion cornice. The Madison Street façade has four bays at the first story consisting of a side entrance and three windows. The three-bay fenestration of the upper stories is stacked above the first story window bays. The 5th Street façade has five bays with a side entrance. Both entrances are accessed by stairs flanked by iron railings. The foundation is brick; the 5th Street façade has a cellar bulkhead.

Interior Description: n/a

Setting: The building occupies a corner lot in an urban setting. The area is predominantly residential with some commercial uses at the first floor.

Survey Name: Hoboken RBDH Date: September 14, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: This wood tenement building was erected in 1901, during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. Growth within the city expanded to the north and west of the early settlement. The Sanborn maps depict a store at this location in 1937. By 1951, the building housed a social club and the garage had been added. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing; older buildings were renovated to provide more residential units. This building currently functions as a residential condo unit.

Significance: The building is representative of wood tenements constructed in Hoboken at the turn of the twentieth century and is not a noteworthy example of its type.

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: Constructed in 1901, this building is not recommended eligible for listing on the National Register under Criteria A, B, or C. The building isn't architecturally noteworthy and has had a loss of historic architectural integrity due to the introduction of replacement siding and windows. The building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Narrative Boundary Description: The boundary consists of the exterior lot lines of block 67, lot 33 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 14, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: 500 Monroe Street
Street Address: Street #: 500 Apartment #: _____
(Low) (High) (Low) (High)
Prefix: _____ Street Name: Monroe Suffix: _____ Type: ST
County(s): Hudson **Zip Code:** 07030
Municipality(s): Hoboken City **Block(s):** 66
Local Place Name(s): Hoboken **Lot(s):** 33
Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 500 Monroe Street from 5th Street, View Northwest



Description: Located at the northwest corner of Monroe and 5th streets, this yellow brick, four-story building is currently a free-standing structure. The building has scored stucco at the first story fronting both Monroe and 5th Streets. The façade's first story has three bays with a side entrance and two small double-hung windows; 5th Street has two similar windows, all with heavy stucco sills and keystone lintels. A stucco sill course separates the first and second stories. The second and third stories have brownstone lintels, the third story has stone sills.

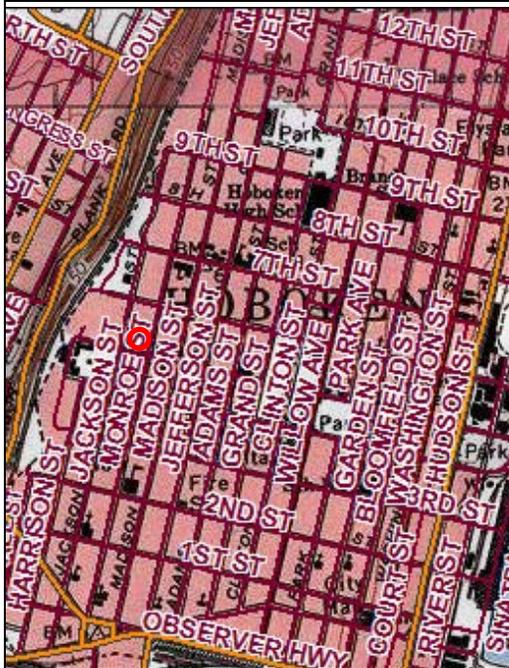
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

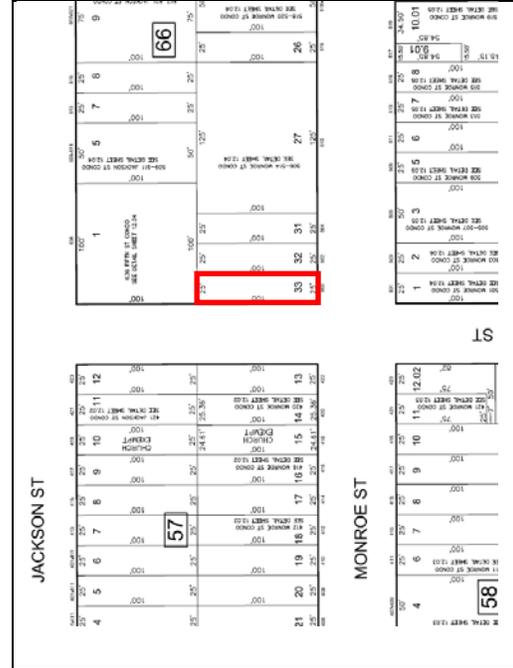
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 500 Monroe Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1909 **Source:** Hopkins

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** Low

Style: Italianate Renaissance

Form: Commercial **Stories:** 4

Type: Other, Multifamily **Bays:** 3

Roof Finish Materials: n/a

Exterior Finish Materials Brick, Running Bond

Exterior Description: Located at the northwest corner of Monroe and 5th streets, this yellow brick, four-story building is currently a free-standing structure. The building has scored stucco at the first story fronting both Monroe and 5th Streets. The façade's first story has three bays with a side entrance and two small double-hung windows; 5th Street has two similar windows, all with heavy stucco sills and keystone lintels. A stucco sill course separates the first and second stories. The second and third stories have brownstone lintels, the third story has stone sills. Corbelling and stone sill course define the fourth story, which has segmental arched windows with brick and keystone arches. The building is surmounted by a bracketed and modillion cornice with dentils and swags. The rear (west) wall is painted brick and has fire escapes with full-width balconies. The north wall is red brick.

Interior Description: n/a

Setting: The building occupies a corner lot in an urban setting. The area is predominantly residential with some commercial uses at the first floor.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Constructed circa 1909, 500 Monroe is representative of brick tenement buildings constructed around the start of the twentieth century. This building was erected during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. This development expanded north and west; much of the western side of the city was dominated by wood constructions. The building at 500 Monroe is first depicted in the 1909 Hopkins Plat Book. According to the 1937 Sanborn, the building has a store. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With the transition, the need for local, community based businesses and organizations gave way to the demand for more housing; older buildings were renovated to provide more residential units. As a result, many of the former storefronts have been converted to housing.

Significance: The building is representative of brick construction in Hoboken at the start of the twentieth century.

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: Constructed circa 1909, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. The alterations to the first story, loss of the historic storefront, the introduction of incompatible stucco, and change in fenestration, have resulted in loss of historic architectural integrity. The building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment
Continuation Sheet

Narrative Boundary Description: The boundary consists of the exterior lot lines of block 66, lot 33 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



500 Monroe Street, View northeast

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 500-508 Adams Street
Street Address: Street #: 500 508 Apartment #: _____
(Low) (High) (Low) (High)
Prefix: _____ Street Name: Adams Suffix: _____ Type: ST
County(s): Hudson **Zip Code:** 07030
Municipality(s): Hoboken City **Block(s):** 69
Local Place Name(s): Hoboken **Lot(s):** 30-32
Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 500-508 Adams, View Northwest



Description: This row of three buildings is located at the northwest corner of Adams and 5th Streets and consists of one six-story and two five-story buildings; each has five bays with buff color brick with yellow brick accents. The three buildings share a first story façade facing Adams Street. The former stores have been converted to residential space, the storefronts have been removed, and incompatible light-color brick has been added. Features include contrasting yellow brick quoins, cast stone and egg-and-dart sill courses, and heavy bracketed cornice with modillions and dentils.

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 500-502 Adams Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1909 Source: Hopkins

Alteration Date(s): _____ Source: _____

Designer: _____

Physical Condition: Good

Builder: _____

Remaining Historic Fabric: Medium

Style: Italian Renaissance

Form: Commercial

Stories: 6

Type: Other, Attached multifamily

Bays: 5

Roof Finish Materials: n/a

Exterior Finish Materials Brick, Running Bond

Exterior Description: This is the corner building in a row of three and is at the northwest corner of Adams and 5th Streets. Except for the Adams Street storefronts, which have been removed and replaced with light color brick, the building has buff color brick with yellow brick accents. The row has a continuous first story façade along Adams Street. Formerly commercial at the first story, the stores have been converted to residential, the storefronts removed, double hung windows and incompatible light-color brick added. The first story facing 5th Street has replacement windows that have been reduced in height and bright orange brick inserted in the space between the window and the lintel. While the ornament at the first story has been removed, the upper stories feature contrasting yellow brick quoins, cast stone and egg-and-dart sill courses, and heavy bracketed cornice with modillions and dentils. The windows at the second, third, fourth, and fifth stories have relief lintels with ornamented keystones. The sixth story has round arch openings with egg-and-dart molding and scroll keystones with a female head. At the base of the arch is a band course of acanthus leaves. Rectangular sash have been installed and a panel inserted to fill the arched header. All of the windows are one-over-one double-hung replacement sash. Iron fire escapes span the second and third bays. The building is surmounted by a heavy bracketed cornice with modillions, and egg-and-dart and rope molding. A narrow strip with modest landscaping is protected by an iron fence that extends along the sidewalk.

Interior Description: n/a

Setting: Located in an urban setting, this area is primarily residential with some commercial uses on the first story with infill residential buildings. The Collegiate Gothic style Public School No. 3 is on the opposite side of Adams Street.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name:	<u>504-506 Adams Street</u>			
Historic Name:	<u></u>			
Present Use:	<u>Permanent</u>			
Historic Use:	<u>Permanent</u>			
Construction Date:	<u>c. 1909</u>	Source:	<u>Hopkins</u>	
Alteration Date(s):	<u></u>	Source:	<u></u>	
Designer:	<u></u>	Physical Condition:	<u>Good</u>	
Builder:	<u></u>	Remaining Historic Fabric:	<u>Medium</u>	
Style:	<u>Italian Renaissance</u>			
Form:	<u>Commercial</u>	Stories:	<u>5</u>	
Type:	<u>Other, Attached multifamily</u>		Bays:	<u>5</u>
Roof Finish Materials:	<u>n/a</u>			
Exterior Finish Materials	<u>Brick, Running Bond</u>			

Exterior Description: The center building in a row of three, this structure has five bays, is five stories high, and has buff color brick with yellow brick accents. The row has a continuous first story façade along Adams Street. Formerly commercial at the first story, the stores have been converted to residential space, the storefronts have been removed, and incompatible light-color brick has been added. The fenestration at the first story has paired double-hung windows, two entrances, and a center double-hung window. While the first story has been stripped of its ornament, the upper stories feature contrasting yellow brick quoins, cast stone and egg-and-dart sill courses, and heavy bracketed cornice with modillions and dentils. The windows at the second, third, fourth, and fifth stories have relief lintels with ornamented keystones. The sixth story has round arch openings with egg-and-dart molding and scroll keystones with a female head. At the base of the arch is a band course of acanthus leaves. Rectangular sash has been installed and a panel inserted to fill the arched header. All of the windows are one-over-one double-hung replacement sash. Iron fire escapes span the second and third bays. The building is surmounted by a heavy bracketed cornice with modillions, and egg-and-dart and rope molding. A narrow strip with modest landscaping is protected by an iron fence that extends along the sidewalk.

Interior Description: n/a

Setting: Located in an urban setting, this area is primarily residential with some commercial uses on the first story with infill residential buildings. The Collegiate Gothic style Public School No. 3 is on the opposite side of Adams Street.

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 508 Adams Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1909 **Source:** Hopkins
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Italian Renaissance
Form: Commercial **Stories:** 5
Type: Other, Attached multi-family **Bays:** 4
Roof Finish Materials: n/a
Exterior Finish Materials Brick, Common Bond

Exterior Description: The end building in a row of three, this structure is nearly identical to its neighbor, has five bays, is five stories high, and has buff color brick with yellow brick accents. The row has a continuous first story façade along Adams Street. Formerly commercial at the first story, the stores have been converted to residential space, the storefronts have been removed, and incompatible light-color brick has been added. The first story has been reduced to four bays with individual and paired double-hung sash and one entrance. While the first story has been stripped of its ornament, the upper stories feature contrasting yellow brick quoins, cast stone and egg-and-dart sill courses, and heavy bracketed cornice with modillions and dentils. The windows at the second, third, fourth, and fifth stories have relief lintels with ornamented keystones. The sixth story has round arch openings with egg-and-dart molding and scroll keystones with a female head. At the base of the arch is a band course of acanthus leaves. Rectangular sash has been installed and a panel inserted to fill the arched header. All of the windows are one-over-one double-hung replacement sash. Iron fire escapes span the second and third bays. The building is surmounted by a heavy bracketed cornice with modillions, and egg-and-dart and rope molding. A narrow strip with modest landscaping is protected by an iron fence that extends along the sidewalk.

Interior Description: n/a

Setting: Located in an urban setting, this area is primarily residential with some commercial uses on the first story with infill residential buildings. A similar row of apartments at the northeast corner of Jefferson and 5th Streets backs this Adams Street row. The Collegiate Gothic style Public School No. 3 is on the opposite side of Adams Street.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Constructed circa 1909, 500-508 Adams Street is representative of brick tenement buildings constructed around the start of the twentieth century. This building was erected during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At the start of the twentieth century, greater transportation options contributed to additional development within Hoboken. The Tenement House Act of New Jersey was enacted in 1904. The act made provisions, such as the addition of *courts* (open space) between buildings, requirements for minimum yards size, and the mandatory installation of fire escapes. First depicted in the 1909 Hopkins Plat Book, the courts between the buildings and rear yards are clearly shown. The Hopkins maps also illustrates the number of brick and wood buildings within the block. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. As a result, many of the former storefronts, like these buildings, have been converted to residential space. This row was surveyed in the 1979 *Hoboken, New Jersey: A Physical and Social History* (Survey). The Survey indicates that the buildings had been altered and the new lighter color brick had been installed at the first story.

Significance: The row at 500-508 Adams Street is significant as brick tenements constructed in compliance with the 1904 Tenement House Act of New Jersey. The buildings are also significant architecturally as an example of more elaborately executed examples of brick tenements in this section of Hoboken.

**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: Constructed circa 1909, these buildings are not recommended eligible for listing in the National Register under Criteria A, B, or C. The alterations to the first story, loss of the historic storefronts, the introduction of modern incompatible brick, and change in fenestration, have resulted in loss of historic fabric. As such the row no longer retains sufficient historic architectural integrity and does not appear to sufficiently meet the evaluation criteria.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment
Eligibility Worksheet
Continuation Sheet

Narrative Boundary Description: The boundary consists of the exterior lot lines formed by block 69, lots 30-32.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



500-508 Adams Street, View Northwest.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



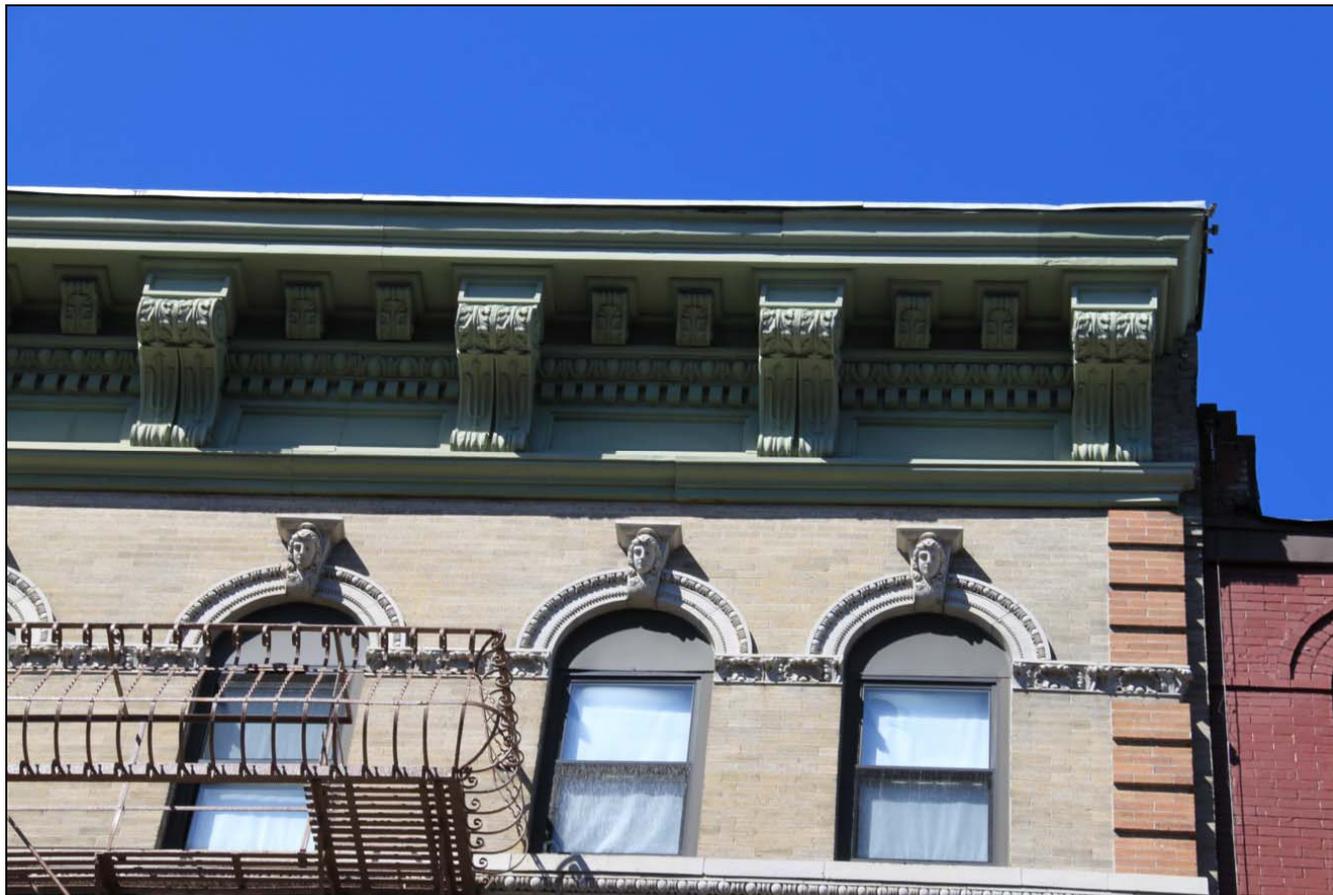
500-508 Adams Street, View Southwest.

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Cornice and window molding.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Detail of ornament at the uppermost, sixth and fifth story, respectively, windows.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



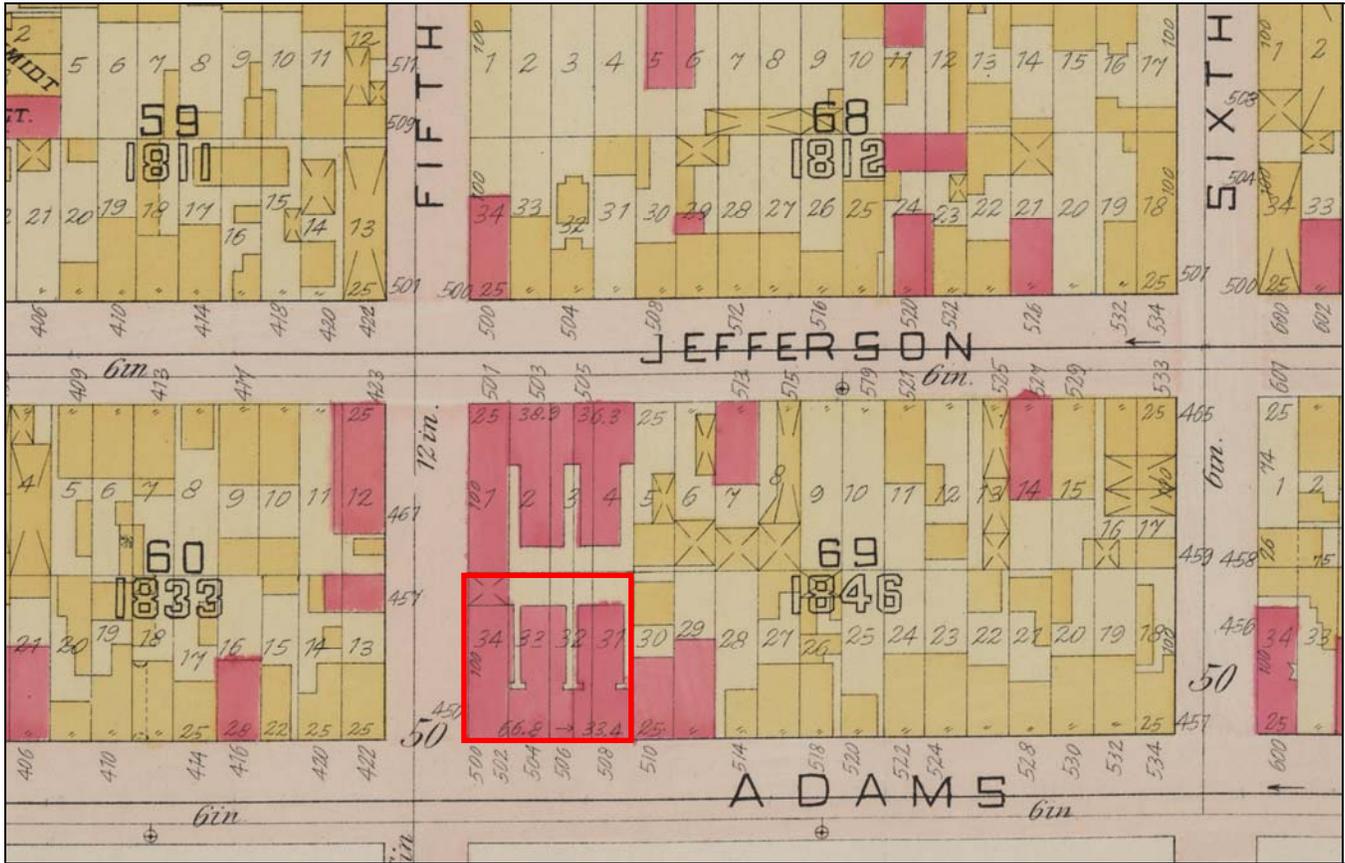
Detail of the window hood at the mid-stories.

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



500-508 Adams Street, Hopkins Plat Book 1909, Volume 2, Plate 6.

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

September 8,
Date: 2016

BASE FORM

Historic Sites #:

Property Name: 502-504 Madison Street; aka 502-510 Madison Street

Street Address: Street #: 502 504 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Madison Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 67

Local Place Name(s): Hoboken **Lot(s):** 32-33

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 502-504 Madison Street, View Southwest



Description: This is a one-story brick garage with a rectangular plan and a flat roof. The façade has three bays is red, orange, buff color brick with stone and contrasting brick banding, and a shaped parapet. The bays are defined by buff-color brick pilasters. The orange brick appears to be a later addition that fills two previous garage entrances outlined with buff brick and soldier header. The south bay has a pedestrian entrance, the center contains a large garage opening with an overhead metal door, and the north bay has a window in the upper part of the wall.

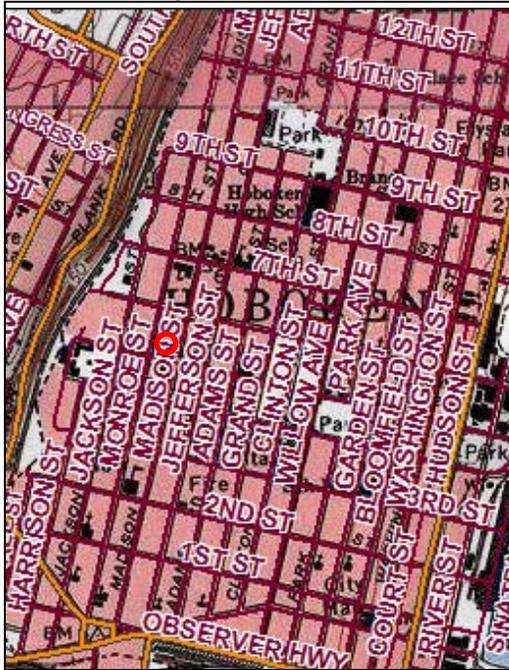
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

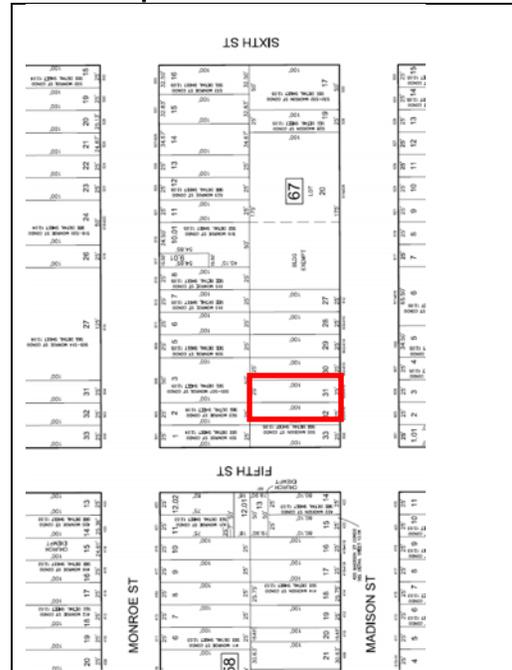
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1923).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1937.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 502-504 Madison Street

Historic Name: _____

Present Use: No activity

Historic Use: No activity

Construction Date: C. 1923 Source: Hopkins

Alteration Date(s): _____ Source: _____

Designer: _____

Physical Condition: Good

Builder: _____

Remaining Historic Fabric: High

Style: _____

Form: Other

Stories: 1

Type: Garage

Bays: 3

Roof Finish Materials: n/a

Exterior Finish Materials Brick

Exterior Description: This is a one-story brick garage with a rectangular plan and a flat roof. The façade has three bays is red, orange, buff color brick with stone and contrasting brick banding, and a shaped parapet. The bays are defined by buff-color brick pilasters. The orange brick appears to be a later addition that fills two previous garage entrances outlined with buff brick and soldier header. The south bay has a pedestrian entrance, the center contains a large garage opening with an overhead metal door, and the north bay has a window in the upper part of the wall. The visible portion of the south wall is red brick, as is most of the north wall. The north wall also has two double-hung windows and a garage entrance bay filled with concrete block.

Interior Description: n/a

Setting: This garage is located in a predominantly residential urban setting. The blocks to the north are vacant.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Built circa 1923, it is unclear as to the original use of this building. According to the 1937 Sanborn maps, it was used as a garage and had the capacity to hold 50 cars. As automobile ownership became more popular, garages were built to park and store them. Early automobiles were especially open to the elements and required protection from the weather. This area of Hoboken developed during the early twentieth century. In 1923, the area supported a number of garages and still had vacant lots on which to build.

Significance: This building is representative of garages built for the storage of automobiles.

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: Constructed circa 1923, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. The alterations to the façade, changes in fenestration, and brick infill, have resulted in loss of historic architectural integrity. The building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Eligibility Worksheet

Narrative Boundary Description: The boundary consists of the exterior lot lines of block 67, lots 32 and 33.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: 509 Madison Street

Street Address: Street #: 509 (Low) (High) Apartment #: _____ (Low) (High)

Prefix: _____ Street Name: Madison Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 68

Local Place Name(s): Hoboken **Lot(s):** 5

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 509 Madison Street, View Southeast



Description: Located mid-block between 5th and 6th streets, this is a brick, five-story tenement with three bays at the first story and five bays at the upper stories. The building has a manufactured sheet metal and iron façade that consists of a single-leaf entrance with a transom window that is centered between bay windows with engaged pilasters and panels below the windows. The first story entrance and bays are framed by iron pilasters that terminate with brackets that support a modillion cornice between the first and second stories.

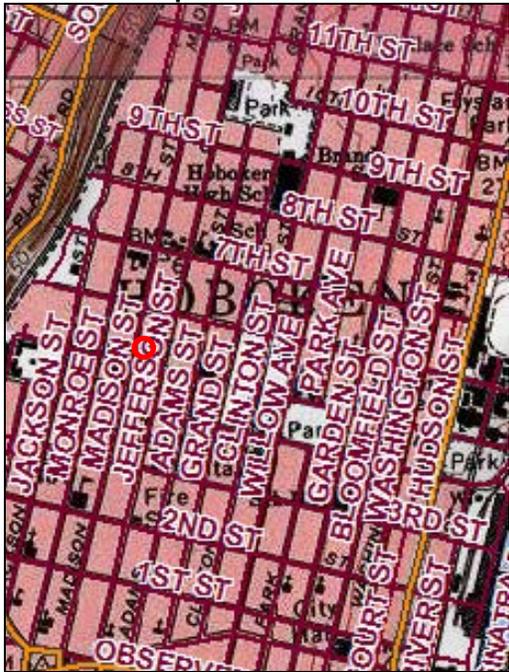
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

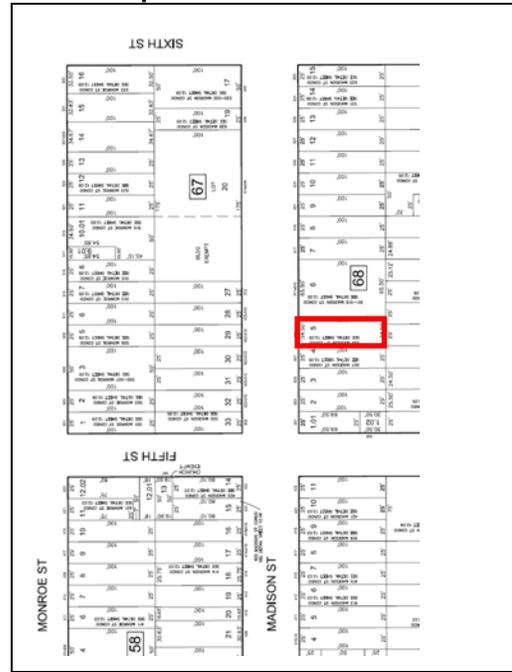
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 509 Madison Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1909 **Source:** Hopkins
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Excellent
Builder: _____ **Remaining Historic Fabric:** High
Style: Renaissance Revival
Form: Commercial **Stories:** 5
Type: _____ **Bays:** 3
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: Located mid-block between 5th and 6th streets, this is a brick, five-story tenement on a basement with three bays at the first story and five bays at the upper stories. The building has a manufactured sheet metal and iron façade that consists of a single-leaf entrance with a transom window that is centered between bay windows with engaged pilasters and paneled spandrels. The entrance is accessed by a raised stoop with brick-faced stair and iron railings. The first story entrance and bays are framed by iron pilasters that terminate with brackets that support a modillion cornice between the first and second stories. The upper stories have one-over-one double-hung replacement windows, stone lintels and sills, and a fire escape that spans the center three bays. The fifth story has stone and corbel sill courses and flat keystone lintels. The building is surmounted by an elaborate bracketed and modillion cornice with lion heads, dentils, and swag panels. Iron railings extend between the sidewalk and areaway. The basement appears to have been altered, is finished in stucco and follows the contours of the first story bays. This building has an open court along both the north and south walls.

Interior Description: n/a

Setting: This building is located in an urban setting that is primarily residential.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Constructed circa 1909, 509 Madison Street was erected around the start of the twentieth century during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At the start of the twentieth century, greater transportation options induced additional development within Hoboken. At the same time, the Tenement House Act of New Jersey, enacted in 1904, made provisions, such as the addition of *courts* (open space) between buildings, requirements for minimum yards size, and mandatory installation of fire escapes. First depicted in the 1909 Hopkins Plat Book, this building is one of the few brick buildings when the majority of the contemporary structures were constructed of wood. This building also adheres to the Tenement House Act with courts on both the north and south walls. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. As a result, many of the former storefronts, like these buildings, have been converted to housing. The building currently consists of residential condominiums.

Significance: This building is significant as an intact and good example of a brick tenement with a manufactured metal façade in the western section of Hoboken. Mass-produced building components were popular at the end of the nineteenth century and start of the twentieth century for commercial main street and urban buildings. These metal parts could be used on a portion or the entire façade. Components, even from different companies, could be mixed and matched to achieve the designed effect.

**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 509 Madison Street, constructed circa 1909, is recommended eligible for listing on the National Register under criterion C due to its design, its rare styling, and high degree of architectural integrity. This building is a highly intact and good example of a brick tenement with a manufactured metal façade. It is one of the most complete and finely detailed examples in Hoboken; it is the best example observed during the survey.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Eligibility Worksheet

Continuation Sheets

Narrative Boundary Description: The boundary consists of the outer lot lines of block 68, lot 5 in Hoboken, New Jersey.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



First story metal façade, 509 Madison Street.

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Detail first story façade.

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Cornice, 509 Madison Street.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8,
2016

BASE FORM

Historic Sites #:

Property Name: 510, 512 Adams Street

Street Address: Street #: 510 512 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Adams Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 69

Local Place Name(s): Hoboken **Lot(s):** 28-29

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 510, 512 Adams Street, View Southwest



Description: The two buildings at 510 and 512 Adams Street are brick, five stories high, and four bays wide. 510 Adams has been altered; the first story has been infilled with brick, the façade has been painted, and the cornice has been removed. 512 Adams retains its historic storefront; this building has dog tooth spandrels and bracketed cornice. Both buildings have replacement one-over-one double-hung windows. The fifth (top) story windows have round arch lintels with panels above the rectangular sash.

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 14, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Gabrielan, Randall. *Hoboken History & Architecture at a Glance* (Atglen, Pa.: Schiffer, 2010).
 Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
 Sanborn Insurance Maps. *Hudson County, Volume 7 Hoboken*. 1891 and 1937.
 Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 14, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 510 Adams Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1909 **Source:** Hopkins
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Fair
Builder: _____ **Remaining Historic Fabric:** Low
Style: Romanesque Revival
Form: Commercial **Stories:** 5
Type: Other, Attached multifamily **Bays:** 4
Roof Finish Materials: n/a
Exterior Finish Materials Brick, Running

Exterior Description: One of two adjacent buildings on Adams Street with similar treatment. This building is five stories high, four bays wide, with red painted brick. 510 Adams has been altered; the first story has been infilled with brick, the façade has been painted, and the cornice has been removed. The first story has five bays and an entrance centered between double-hung windows. Cast iron pilasters, evidence of the former storefront, flank the entrance. The windows are replacement one-over-one double-hung sash. The fifth (top) story windows have round arch lintels with panels above the rectangular sash.

Interior Description: n/a

Setting: The setting is urban and predominantly residential. The Collegiate Gothic Public School No. 3 located on the opposite side of Adams Street at the northeast corner of 5th Street.

Survey Name: Hoboken RBDH Date: September 14, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 512 Adams Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: c. 1909 **Source:** Hopkins
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** High
Style: Romanesque Revival
Form: Commercial **Stories:** 5
Type: Other, Attached multifamily **Bays:** 4
Roof Finish Materials: n/a
Exterior Finish Materials Brick, Running

Exterior Description: One of two buildings at 510 and 512 Adams Street with similar treatment. This building is buff color brick, five stories high, and four bays wide. This building retains its historic storefront; it has dog tooth spandrels and bracketed cornice. The first story has five bays; the center three bays each have an entrance and the outer bays are cantilevered square projecting bays with full-height fixed panes. The upper stories have replacement one-over-one double-hung windows. The fifth (top) story windows have round arch lintels with panels above the rectangular sash.

Interior Description: n/a

Setting: The setting is urban and predominantly residential. The Collegiate Gothic Public School No. 3 located on the opposite side of Adams Street at the northeast corner of 5th Street.

Survey Name: Hoboken RBDH Date: September 14, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Constructed circa 1909, this pair of buildings was erected during a period of growth and expansion into previously undeveloped portions of the city. In response to increased demand for worker housing lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At the start of the twentieth century, greater transportation options spurred additional development within Hoboken. First depicted in the 1909 Hopkins Plat Book, this is one of a few brick buildings constructed on the block; the majority of the nearby buildings were wood. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. As a result, many of the former storefronts, like these buildings, have been converted to housing. An image taken in August 1970 reflects the poor conditions at the time and shows both buildings with storefronts. The building, which had been purchased the previous year (1969) by the City of Hoboken, had not been improved. As a result, the Puerto Rican tenants protested the poor living conditions by withholding their rent. By 1979, the *Hoboken, New Jersey: A Physical and Social History* (Survey) surveyed these properties. This survey noted that 510 Adams Street had been altered. The Survey also indicates that sunburst panels were within the arches above the top story windows; these are no longer extant.

Significance: The buildings have significance for their association with minority relations and protest, and community housing. In 1969, these buildings were acquired by the City of Hoboken. A year later, the living conditions had not improved. Dismayed that the condition of the buildings had not improved, the Puerto Rican tenants turned activists and withholding their rent. The building at 512 Adams Street has an intact historic storefront.

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: Constructed circa 1909, these buildings are not recommended eligible for listing in the National Register due to a lack of historic architectural integrity. 510 Adams Street has been stripped of its ornamentation—the storefronts and cornice have been removed. 512 Adams Street retains its storefronts. As a pair, the buildings do not appear to sufficiently meet the evaluation criteria.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment
Eligibility Worksheet
Continuation Sheet

Narrative Boundary Description: The boundary consists of the exterior lot lines formed by block 69, lots 28 and 29 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 14, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



View upper stories of 510 and 512 Adams Street.

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 14, 2016

CONTINUATION SHEET

Historic Sites #:



Historic storefront, 512 Adams Street.

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 14, 2016

CONTINUATION SHEET

Historic Sites #:



Storefronts 510-512 Adams Street in 1970 (above); Storefronts 2010 (below). Source: Gabrielan.



Survey Name: Hoboken RBDH

Date: September 14, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: 519 Madison Street

Street Address: Street #: 519 (Low) (High) Apartment #: _____ (Low) (High)

Prefix: _____ Street Name: Madison Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 68

Local Place Name(s): Hoboken **Lot(s):** 8

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 519 Madison Street, View Southeast



Description: This is a four-story wood frame tenement with a basement. This building has been stripped of any ornamentation, has vinyl siding and one-over-one double-hung replacement windows. The basement is finished with brick, has one-over-one double-hung sash, and an iron fence on a low brick knee wall separating the areaway and the sidewalk. The first story has an entrance with a high stoop that is centered between paired double-hung windows. The first story has three bays and the upper stories have four bays. The façade terminates with a parapet.

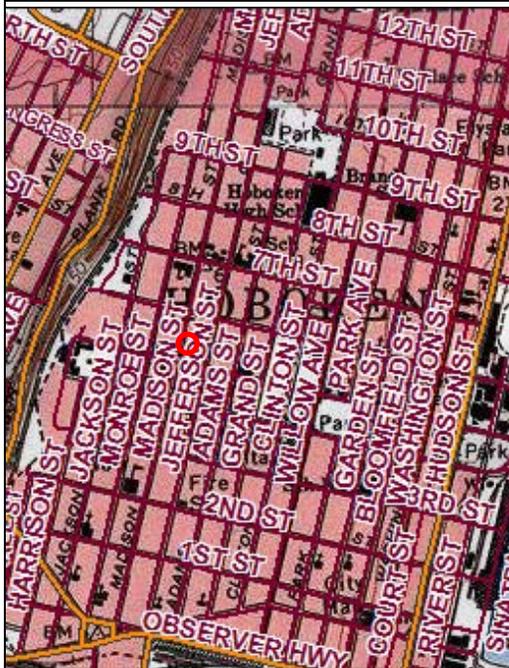
Registration and Status Dates:	National Historic Landmark: _____	SHPO Opinion: _____
	National Register: _____	Local Designation: _____
	New Jersey Register: _____	Other Designation: _____
	Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: <u>Hoboken RBDH</u>	Date: <u>September 8, 2016</u>
Surveyor: <u>Deborah Van Steen</u>	
Organization: <u>Dewberry</u>	

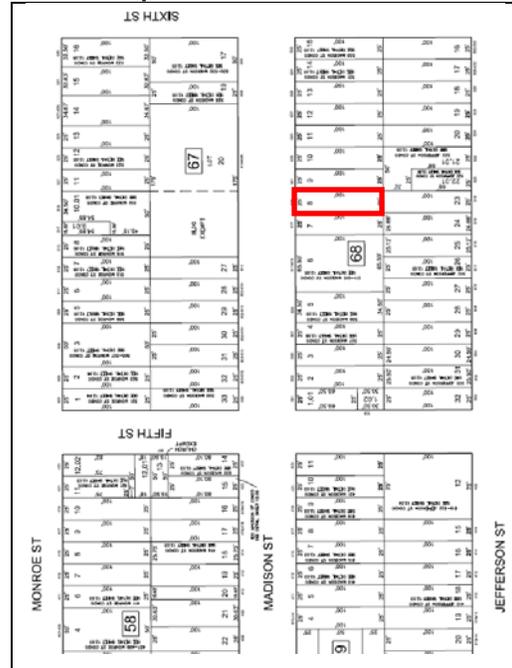
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 519 Madison Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: c. 1891 Source: Sanborn

Alteration Date(s): _____ Source: _____

Designer: _____ Physical Condition: Good

Builder: _____ Remaining Historic Fabric: Low

Style: None

Form: Row

Stories: 4

Type: Other, Attached multifamily

Bays: 3

Roof Finish Materials: n/a

Exterior Finish Materials Aluminum

Exterior Description: This is a four-story wood frame tenement with a basement. This building has been stripped of any ornamentation, has vinyl siding and one-over-one double-hung replacement windows. The basement is finished with brick, has one-over-one double-hung sash, and an iron fence on a low brick knee wall separating the areaway and the sidewalk. The first story has an entrance with a high stoop that is centered between paired double-hung windows. The first story also has three bays; the upper stories have four bays. The façade terminates with a parapet.

Interior Description: n/a

Setting: The setting is urban and is predominately residential. The block has a number of new construction residential buildings.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Constructed circa 1891, 519 Madison Street is one of the first buildings to be constructed on the block. By 1909, sections of the block had been developed, but most of the lots across the street remained undeveloped. These buildings were erected during a period of municipal growth and expansion into previously undeveloped areas. In response to increased demand for worker housing lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At the start of the twentieth century, greater transportation options spurred additional development within Hoboken. 519 Madison is first depicted on the 1891 Sanborn map; this was the first building on Madison in the block between 5th and 6th Streets. At this time, the majority of the buildings in the area were wood. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. This demand was met, in part, by the construction of a number of new residential buildings.

Significance: Although, this building was an early construction on the block, it does not appear to have significance.

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: Constructed circa 1891, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. 519 Madison Street no longer retains its historic architectural integrity due to the loss of distinctive features, changes to the basement, and the introduction of modern siding and windows. The building has no known historical associations or connection with persons important in our past.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Narrative Boundary Description: The boundary is the outer lot lines formed by block 68, lot 8 in Hoboken.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 521 Madison Street

Street Address: Street #: 521 (Low) (High) Apartment #: _____ (Low) (High)

Prefix: _____ Street Name: Madison Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 68

Local Place Name(s): Hoboken **Lot(s):** 9

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 521 Madison Street, View Southeast



Description: This is a four-story buff-color brick building with flat keystone metal hoods and a bracketed cornice. The basement has one entrance and small windows. Most of the areaway has been filled, has a brick knee wall, and iron railing. The first story is on a partially exposed basement, has five bays, a central entrance flanked by three-over-one double-hung windows, and a raised stoop. The upper stories have four bays with double-hung sash and the same metal hoods. The deep cornice has paired brackets and paneled frieze.

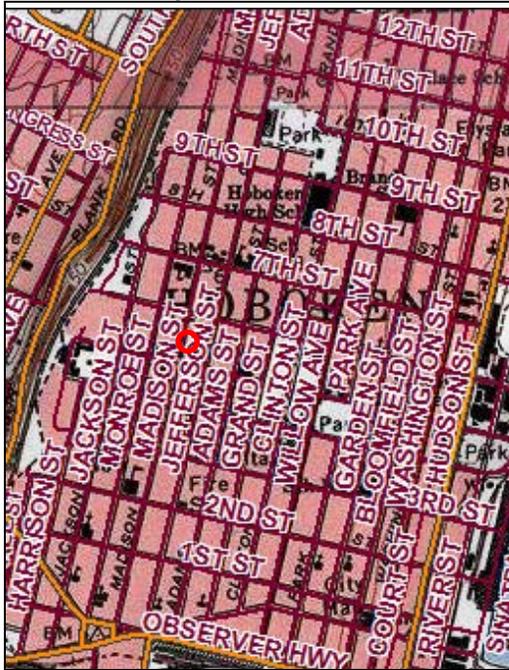
Registration and Status Dates:	National Historic Landmark: _____	SHPO Opinion: _____
	National Register: _____	Local Designation: _____
	New Jersey Register: _____	Other Designation: _____
	Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: <u>Hoboken RBDH</u>	Date: <u>September 8, 2016</u>
Surveyor: <u>Deborah Van Steen</u>	
Organization: <u>Dewberry</u>	

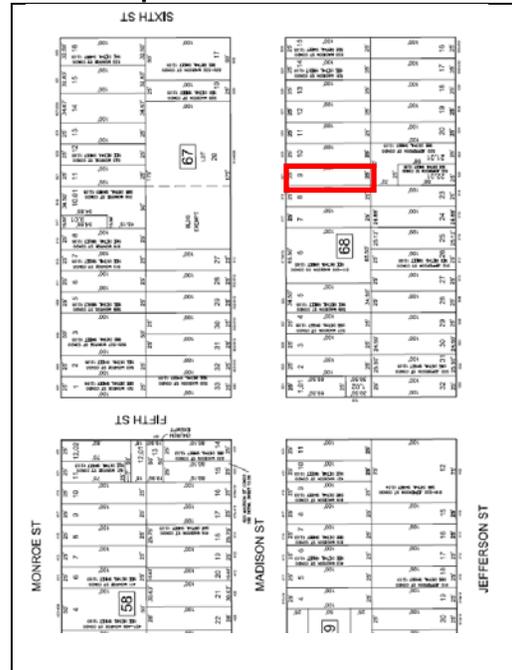
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891 and 1937.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 521 Madison Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: 1901 Source: Tax Assessment Records

Alteration Date(s): _____ Source: _____

Designer: _____

Physical Condition: Good

Builder: _____

Remaining Historic Fabric: Medium

Style: Renaissance Revival

Form: Row

Stories: 4

Type: Other, Attached multifamily

Bays: 5

Roof Finish Materials: n/a

Exterior Finish Materials Brick, Common Bond

Exterior Description: This is a four-story buff-color brick building with flat keystone metal hoods and a bracketed cornice. The basement has one entrance and small windows. Most of the areaway has been filled, has a brick knee wall, and iron railing. The first story is on a partially exposed basement, has five bays, a central entrance flanked by three-over-one double-hung windows, and a raised stoop. The upper stories have four bays with double-hung sash and the same metal hoods. The deep cornice has paired brackets and paneled frieze.

Interior Description: n/a

Setting: The setting is urban and is predominately residential. The block has a number of new construction residential buildings.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Constructed in 1901, this building was erected during a period of growth and expansion into previously undeveloped areas within the city. In response to increased demand for worker housing lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At the start of the twentieth century, greater transportation options spurred additional development within Hoboken. The 1891 Sanborn map reveals one building on Madison Street in the block between 5th and 6th streets. First depicted in the 1909 Hopkins Plat Book, this is one of only a few brick buildings constructed on the block. The majority of the surrounding buildings were wood. This building appears to have remained residential into the mid-twentieth century as it is depicted as flats in 1937. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. This demand was evidenced by the construction of a number of new buildings.

Significance: This building is representative of brick tenements constructed at the start of the twentieth century.

**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: Constructed in 1909, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. Although representative of its type, 521 Madison Street does not appear to be individually eligible. The buildings have no known historical associations or connection with persons important in our past.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Narrative Boundary Description: The boundary is the outer lot lines formed by block 68, lot 9 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: 530 Monroe

Street Address: Street #: 530 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Monroe Suffix: _____ Type: ST

County(s): Hudson Zip Code: 07030

Municipality(s): Hoboken City Block(s): 66

Local Place Name(s): Hoboken Lot(s): 19

Ownership: Private USGS Quad(s) Jersey City, NJ

Photograph: 530 Monroe Street, View North



Description: This buff color brick tenement is five stories on a basement, has three bays, and concrete block cladding on the first story and basement. The first story has an entrance centered between paired double-hung windows and a raised stoop with winding stairs. At the upper stories a single window is centered between paired double-hung sash; the windows have flat lintels with keystones. All of the windows are one-over-one double-hung sash. The façade is surmounted by a metal cornice with paired brackets, modillions, dentils, and panels with a center rosette. The side walls are common bond red brick with a rear court; some of the windows have been infilled. The roof is edged with an iron railing.

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

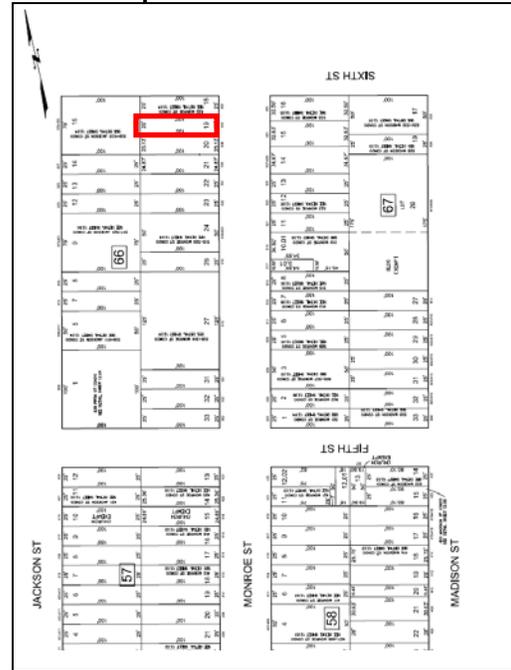
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909 and 1923).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1937.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 530 Monroe Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: Bet 1909 and 1923 **Source:** Hopkins

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Excellent

Builder: _____ **Remaining Historic Fabric:** Medium

Style: Renaissance Revival

Form: Commercial **Stories:** 5

Type: Other, Attached-multifamily **Bays:** 3

Roof Finish Materials: n/a

Exterior Finish Materials Brick

Exterior Description: This buff color brick tenement is five stories on a basement, has three bays, and concrete block cladding on the first story and basement. The first story has an entrance centered between paired double-hung windows and a raised stoop with winding stairs. At the upper stories a single window is centered between paired double-hung sash; the windows have flat lintels with keystones. All of the windows are one-over-one double-hung sash. The façade is surmounted by a metal cornice with paired brackets, modillions, dentils, and panels with a center rosette. The side walls are common bond red brick with a rear court; some of the windows have been infilled. The roof is edged with an iron railing.

Interior Description: n/a

Setting: This building is located in an urban setting in an area that is predominantly residential. The block has new and older buildings; the adjacent parcel is vacant.

Survey Name: Hoboken RBDH Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Although the tax assessment has construction of this building dated to 1901, it does not appear on the 1909 Hopkins Plat Book. Built between 1909 and 1923, this building is representative of brick tenements constructed in the early twentieth century. This building was erected during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At the start of the twentieth century, greater transportation options spurred additional development within Hoboken. The Tenement House Act of New Jersey was enacted in 1904. The act made provisions for residential buildings, such as the addition of *courts* (open space) between buildings, requirements for minimum yards size, and mandatory installation of fire escapes. First depicted in the 1923 Hopkins Plat Book, the courts and rear yard are clearly shown. The Hopkins maps also illustrates the number of brick and wood buildings within the area. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing.

Significance: The building is typical of the period.

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: Constructed circa 1923, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. The building is not architecturally distinctive and appears to have been altered at the basement and first story. The building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Eligibility Worksheet

Narrative Boundary Description: The boundary is defined as the exterior lot line in block 66, lot 19 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: 533 Monroe Street

Street Address: Street #: 533 (Low) (High) Apartment #: _____ (Low) (High)

Prefix: _____ Street Name: Monroe Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 67

Local Place Name(s): Hoboken **Lot(s):** 16

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 533 Monroe Street, View Southeast



Description: This is a five-story brick building, faced with blond brick with contrasting trim. The storefront at the Monroe Street façade has been replaced with stucco, two pairs of double-hung windows, stucco quoins, and stucco decorative panels. A portion of the cornice remains between the first and second stories. The upper floors have four bays, fire escapes at the center two bays, and red brick quoins. The upper story has stone and brick courses and round-head windows and brick arches edged in with contrasting red brick.

Registration and Status Dates:

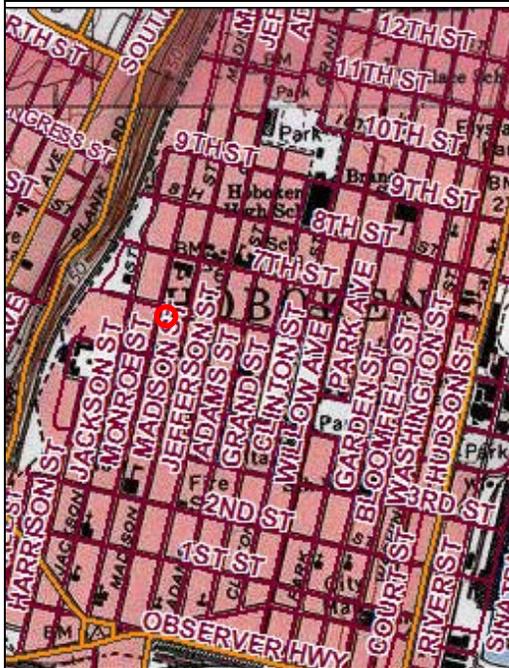
National Historic Landmark: _____	SHPO Opinion: _____
National Register: _____	Local Designation: _____
New Jersey Register: _____	Other Designation: _____
Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

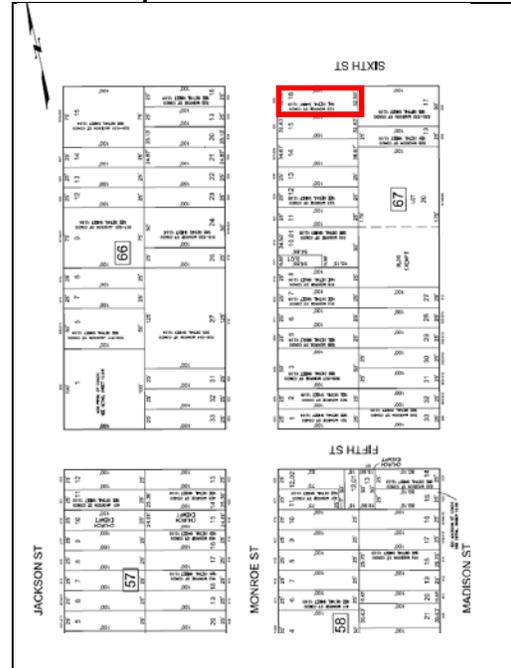
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Hoboken City. Tax Assessment Records.
- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1937.
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 533 Monroe Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: 1901 **Source:** Tax Assessment Records

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Excellent

Builder: _____ **Remaining Historic Fabric:** Medium

Style: Romanesque Revival

Form: Commercial **Stories:** 5

Type: Other, Attached multifamily **Bays:** 4

Roof Finish Materials: n/a

Exterior Finish Materials Brick, Running Bond

Exterior Description: This is a five-story brick building, faced with blond brick with contrasting trim. The storefront at the Monroe Street façade has been replaced with stucco, two pairs of double-hung windows, stucco quoins, and stucco decorative panels. A portion of the cornice remains between the first and second stories. The upper floors have four bays, fire escapes at the center two bays, and red brick quoins. The upper story has stone and brick courses and round-head windows and brick arches edged in with contrasting red brick.

The primary entrance is located at the 6th Street façade, has a single glass door, transom, and a molded hood decorated with swags. The stoop features double stairs and an iron railing. A second entrance has been filled and covered with stucco. Engaged pilasters extend from the top of the first story to the cornice. The pilasters divide the wall in thirds and have contrasting red brick details. The outer divisions have two bays each; the center section has four bays. As with the Monroe façade, the top story has round arch windows. All of the windows are double-hung replacement sash. The Monroe and 6th street facades are surmounted by an elaborate bracketed cornice with modillions, pearl band, and dentils.

Interior Description: n/a

Setting: Located on a corner lot in an urban setting. The area is primarily residential and consists of new residential development and older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Constructed circa 1901, this building formerly with store and apartments, was erected during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were built developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At the start of the twentieth century, greater transportation options spurred additional development within Hoboken. First depicted in the 1909 Hopkins Plat Book, wood constructions outnumbered the number of brick buildings in the area. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. To meet this demand, many first-story storefronts, like 533 Monroe Street, were removed and adapted for residential use.

Significance: This building, which formerly contained store and apartments, is representative of Renaissance Revival tenements constructed at the start of the twentieth century in Hoboken. Often located on corner lots, such tenement buildings, either individually or with adjacent buildings, were generally more high style than the typical flats or wood buildings constructed at the 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: Constructed in 1901, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. Although representative of early twentieth century Renaissance Revival tenements constructed in Hoboken, the removal of the storefront and infill with incompatible materials greatly detract from the historic architectural integrity of the building. Due to a loss of integrity, this building does not appear to adequately meet the eligibility criteria. In addition, the building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Eligibility Worksheet

Continuation Sheet

Narrative Boundary Description: The boundary consists of the outer lot lines formed by block 67, lot 16 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



533 Monroe Street, 6th Street Façade, View Southwest

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 600, 602 Clinton Street

Street Address: Street #: 600 602 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Clinton Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 79

Local Place Name(s): Hoboken **Lot(s):** 19, 20

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 600-602 Clinton Street, View West



Description: This pair of nineteenth century tenements is located at the northwest corner of 6th Street. These brick buildings are four stories high, have metal keystone lintels, and a deep bracketed cornice. The corner building at 600 Clinton Street has fieldstone veneer at the first story storefront on both street-facing walls; one-over-one double-hung replacement windows; and vintage sign for Rocco Liquors. The brick façade at 602 Clinton Street has been painted red, the windows are two-over-two sash with exterior storms..

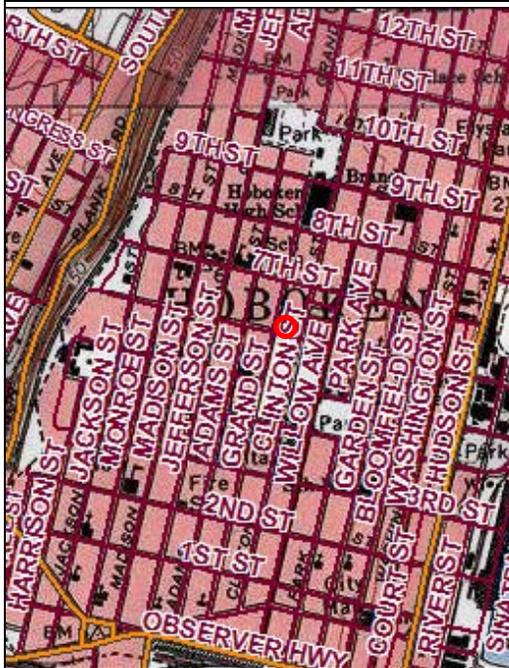
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

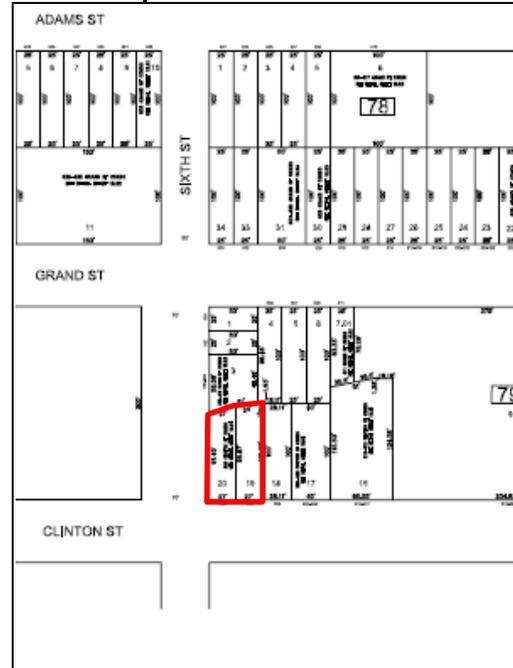
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
 Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891.
 Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No Hoboken Historic District

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 600 Clinton Street
Historic Name: Rocco Liquors
Present Use: Permanent
Historic Use: Permanent
Construction Date: Circa 1891 **Source:** Sanborn
Alteration Date(s): Before 1979 **Source:** Zingman
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Italianate
Form: Commercial **Stories:** 4
Type: Other, Attached multifamily **Bays:** 4
Roof Finish Materials: n/a
Exterior Finish Materials Brick, Common Bond

Exterior Description: This brick building is four stories high, has commercial space at the first story and four bays at the upper stories. Stone veneer has been applied at the first story storefronts. At Clinton Street the storefront is recessed with exposed unfinished wood framing. Above the store, a metal sign is mounted to the wall; the neon lettering has been removed. Entrance to the upper stories is at the north bay, has a low stoop with iron railings. The 6th Street wall has double-leaf and individual full-glass doors. The upper stories have one-over-one double-hung replacement windows with metal keystone hoods. The façade and south wall are surmounted by an elaborate bracketed cornice. The lot is built out and includes an addition at the rear (west) wall with porches above the first story and a single store three-bay store. An iron fence extends along the top of 6th Street façades at the roof the single-story structures.

Interior Description: n/a

Setting: Located on a corner lot in an urban setting. The area is primarily residential and consists of new residential development and older buildings. Church of the Holy Innocents and the Church Tower Apartments are on the south side of 6th Street.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 602 Clinton Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: Circa 1891 **Source:** Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** High
Style: Italianate
Form: Commercial **Stories:** 4
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: _____
Exterior Finish Materials Brick, Common Bond

Exterior Description: The building at 602 Clinton Street is painted brick, four stories high on a basement. The first story has five bays with a center entrance. The areaway is concrete and edged with an iron railing; the basement windows are exposed above the concrete. The entrance has a transom and a stoop with iron railings. The entrance and all of the windows have metal keystone lintels. The upper stories have four bays and all of the windows are two-over-two wood sash with exterior storms and stone sills. The façade is surmounted by a bracketed cornice.

Interior Description: n/a

Setting: Located on a corner lot in an urban setting. The area is primarily residential and consists of new residential development and older buildings. Church of the Holy Innocents and the Church Tower Apartments are on the south side of 6th Street.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: These tenements were built circa 1891 and are two of the earliest buildings on this side of the block. The land was part of the holdings owned and sold for development by the Hoboken Land & Improvement Co. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. The period brought with it a demand for worker housing; nearby Willow Court, located on the opposite side of Clinton Street is an indication of the development. It consists of 80 rowhouses on lots 50 feet deep and about 12 ½ feet wide that front on through block alleys. The buildings at 600 and 602 Clinton Street are first depicted on the Sanborn map in 1891. During urban renewal the lead pencil factory and neighboring tenements located south of 6th Street were demolished and the Church Tower Apartments built. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. The former liquor store at 600 Clinton closed in the 1990s. The store is currently occupied by dental office.

Significance: These buildings, while representative of their type, do not appear to be noteworthy. The buildings do anchor the corner and maintain continuity of scale where older buildings have been replaced by newer construction.

**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: Constructed in 1891, these buildings are not recommended individually eligible for listing in the National Register under Criteria A, B, or C. Although representative of late nineteenth century tenements constructed in Hoboken, alterations to the storefront and cladding with a stone veneer greatly detracts from the historic architectural integrity of pair. The buildings are however, eligible as contributing to the Hoboken Historic District and provide continuity of scale, massing, and design to adjacent historic properties.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Eligibility Worksheet

Continuation Sheet

Narrative Boundary Description: The boundary consists of the outer lot lines of block 74, lot 34 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



600 Clinton Street from intersection of 6th Street. View North.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



600 Clinton Street, Buildings on 6th Street, View North.

Survey Name: Hoboken RBDH

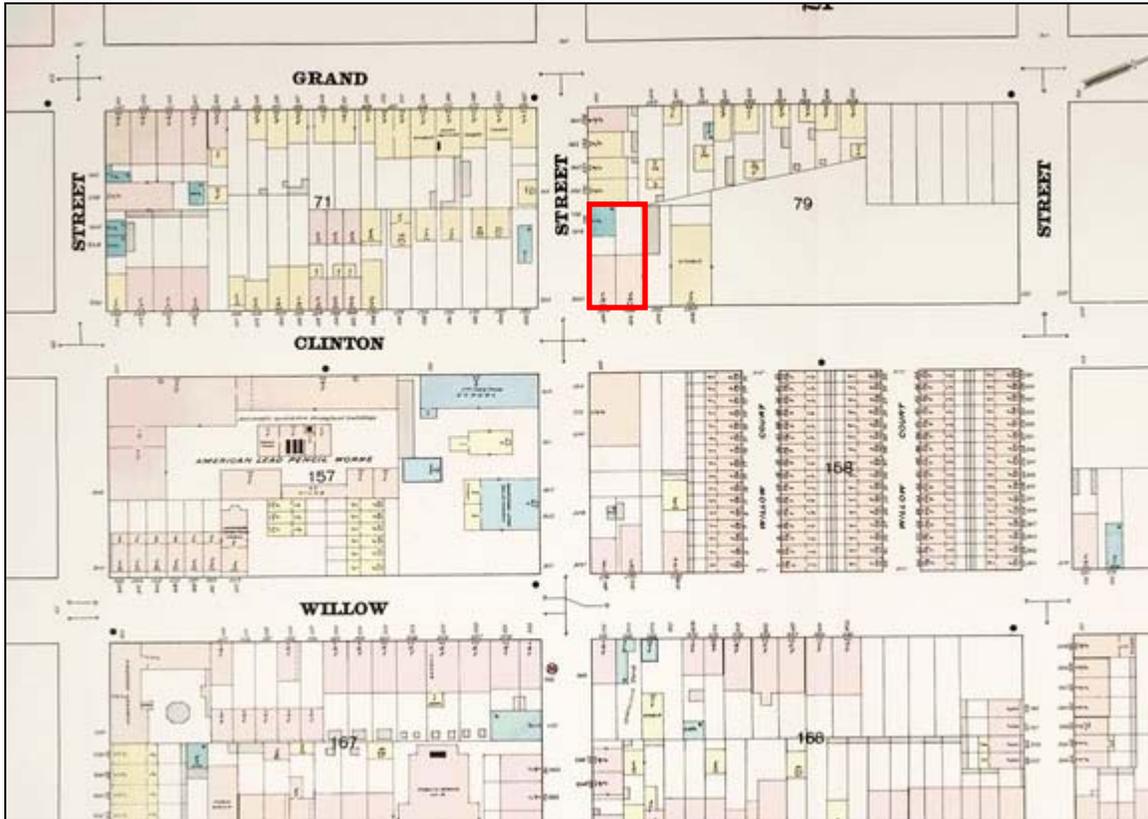
Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



600 and 602 Clinton Street depicted in 1891 Sanborn Map (Insurance maps of Hudson County, New Jersey, vol. 7: Hoboken, Sheet 15)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 600 Monroe

Street Address: Street #: 600 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Monroe Suffix: _____ Type: ST

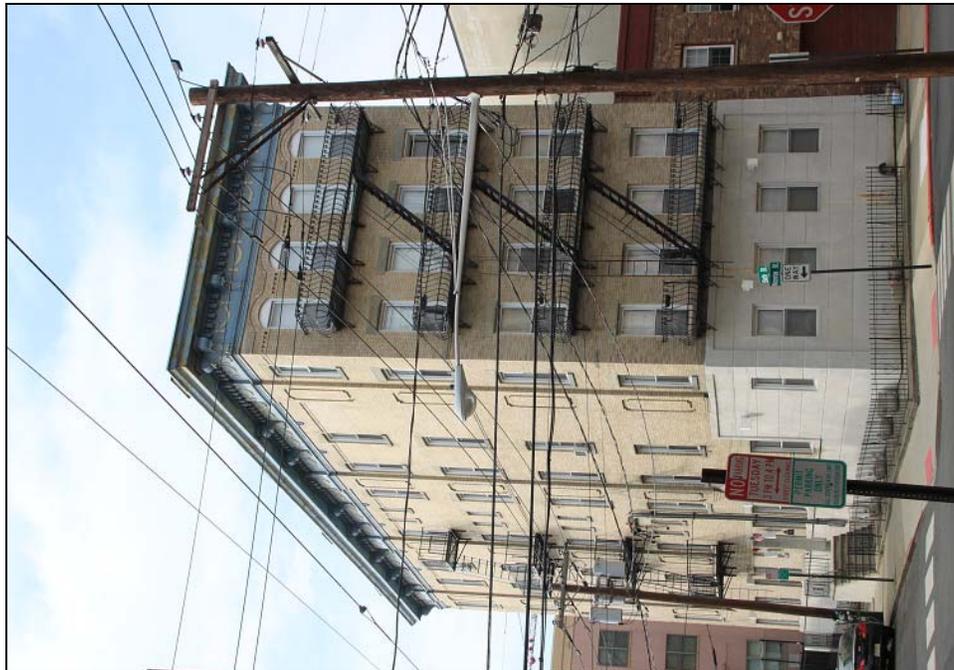
County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 74

Local Place Name(s): Hoboken **Lot(s):** 34

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 600 Monroe Street, View Northwest



Description: This Renaissance Revival building is five stories high, has four bays, and is faced with blond brick. The building is surmounted by a highly stylized metal bracketed cornice with dentils and swags. The first story storefront facing Monroe Street and the lower portion of the 6th Street wall are clad in scored stucco. The storefront has been infilled and double-hung windows have been installed. At the upper stories, the lintels and sills are cast stone. The fourth story has a sill course on both street-facing facades. The top story windows of the Monroe Street façade have segmental arch openings with panels above rectangular sash and a dogtooth lintel course that continues along 6th Street. The windows are one-over-one double-hung replacements, throughout.

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

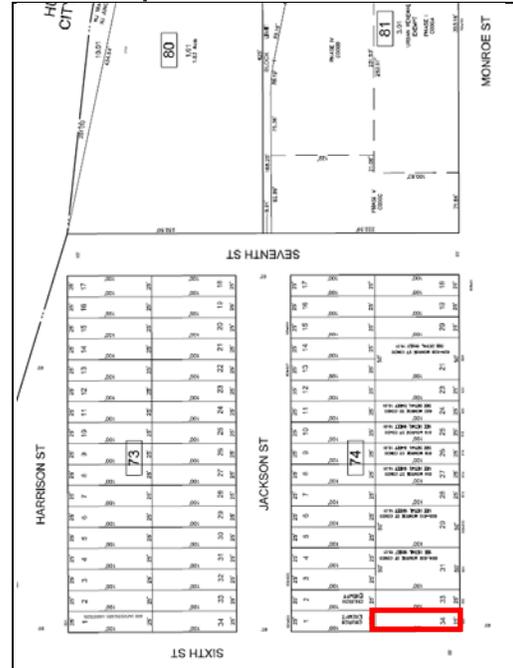
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Hoboken City. Tax Assessment Records.
- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1937.
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 600 Monroe Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1901 **Source:** Tax Assessment Records
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Renaissance Revival
Form: Commercial **Stories:** 5
Type: Other, Attached multifamily **Bays:** 4
Roof Finish Materials: _____
Exterior Finish Materials Brick, Running Bond

Exterior Description: This Renaissance Revival building is five stories high, has four bays, and is faced with blond brick. The building is surmounted by a highly stylized metal bracketed cornice with dentils and swags. The first story storefront facing Monroe Street and the lower portion of the 6th Street wall are clad in scored stucco. The storefront has been infilled and double-hung windows have been installed. At the upper stories, the lintels and sills are cast stone. The fourth story has a sill course on both street-facing facades. The top story windows of the Monroe Street façade have segmental arch openings with panels above rectangular sash and a dogtooth lintel course that continues along 6th Street. The windows are one-over-one double-hung replacements, throughout. Iron fire escape and balconies span the full width of the façade's upper stories.

The building's entrance is on 6th Street and consists of a single-leaf door and stoop that is parallel with the building. Four pilasters begin at the second story and continue through the cornice's frieze. The pilasters have blank window outlines at each story. A fire escape is also mounted on the 6th Street wall. The lot is edged by an iron railing that extends along the sidewalk.

Interior Description: n/a

Setting: Located on a corner lot in an urban setting. The area is primarily residential and consists of new residential development and older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Constructed circa 1901, this building formerly with store and apartments, was erected during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were built developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At the start of the twentieth century, greater transportation options spurred additional development within Hoboken. First depicted in the 1909 Hopkins Plat Book, wood constructions outnumbered the number of brick buildings in the area. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. To meet this demand, many first-story storefronts, like 600 Monroe Street, were removed and adapted for residential use.

Significance: This building, which formerly contained a store and apartments, is representative of Renaissance Revival tenements constructed at the start of the twentieth century in Hoboken. Often located on corner lots, such brick tenements, either individually or with adjacent buildings, were generally more high style than the typical flats or wood buildings constructed at the 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: Constructed in 1901, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. Although representative of early twentieth century Renaissance Revival tenements constructed in Hoboken, the removal of the storefront and infill with incompatible materials greatly detracts from the historic architectural integrity of the building. Due to a loss of integrity, this building does not appear to adequately meet the eligibility criteria. In addition, the building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Narrative Boundary Description: The boundary consists of the outer lot lines of block 74, lot 34 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: 601 Grand Street (aka 364 6th Street)

Street Address: Street #: 601 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Grand Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 79

Local Place Name(s): Hoboken **Lot(s):** 1

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 601 Grand Street (364 6th Street), View Northeast



Description: Located at the northeast corner of Grand Street and 6th Street, this Italianate style tenement is located on a small lot, 25 x 50 feet. This brick building is four stories tall and three bays wide. A storefront and entrance face 6th Street. The storefront and first story façade on 6th Street have been replaced. The upper story windows are one-over-one double-hung sash with segmental arch hood molding. A fire escape spans the two south bays of the Grand Street wall. A single-story garage, facing Grand Street is appended at the rear (north wall).

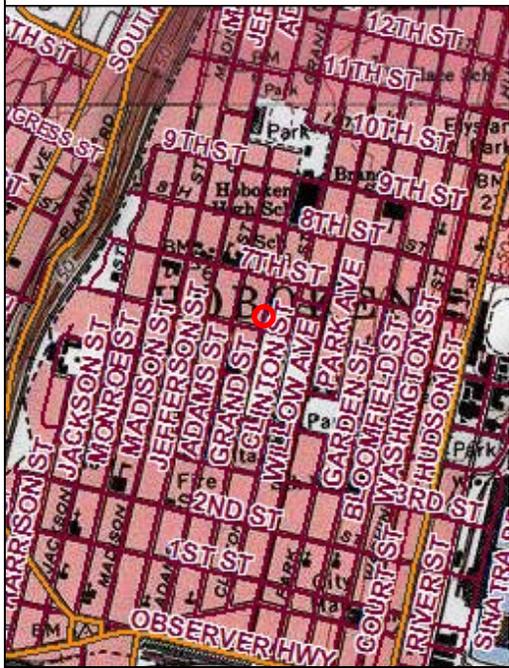
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

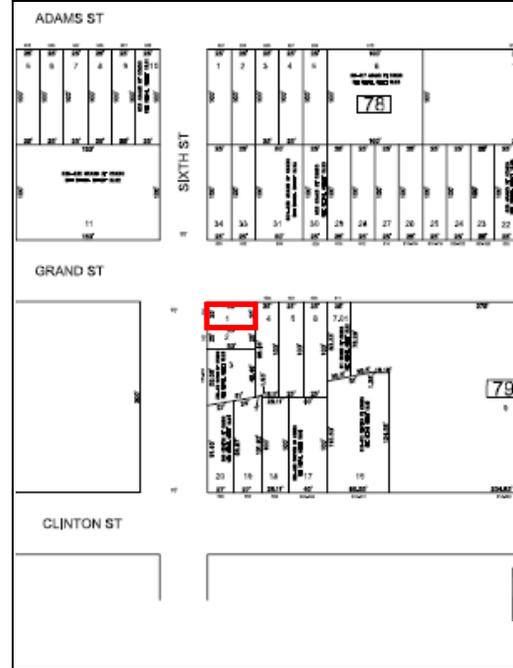
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Hopkins, G.M. *Atlas of the State of New Jersey and the County of Hudson*. Philadelphia: G.M. Hopkins & Co., 1873. Accessed online at http://mapmaker.rutgers.edu/HUDSON_COUNTY/oldHudson.html.
- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891.
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH Date: September 8, 2016
 Surveyor: Deborah Van Steen
 Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 601 Grand Street (aka 364 6th Street)
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1891 **Source:** Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Italianate
Form: Commercial **Stories:** 4
Type: Other, Attached multifamily **Bays:** 3
Roof Finish Materials: n/a
Exterior Finish Materials Brick, Common Bond

Exterior Description: Located at the northeast corner of Grand Street and 6th Street, this Italianate style tenement is located on a small lot, 25 x 50 feet. This brick building is four stories tall and three bays wide. A storefront and entrance face 6th Street. The storefront and first story façade on 6th Street have been replaced. The upper story windows are one-over-one double-hung sash with segmental arch hood molding. The building has been stripped of its cornice and a stepped pediment added. A fire escape spans the two south bays of the Grand Street wall. A single-story garage, facing Grand Street is appended at the rear (north wall).

Interior Description: n/a

Setting: Located on a corner lot in an urban setting. The area is primarily residential and consists of new residential development and older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: The building at 601 Grand Street (aka 364 6th Street) was constructed circa 1891. In 1873, John McDormott owned two lots, 25x100 feet, that fronted on Grand Street and had a building in the middle of the property fronting on 6th Street. The property was divided into four 25-foot lots, 50 feet deep, that fronted on 6th Street and McDormott's building replaced. Beginning in the 1880s, there was rapid growth in the city with the development of new industry and expansion of the steamship docks. Growth expanded to the north and west of the early city settlement. This building is first depicted on the 1891 Hopkins map. During urban renewal, the area south of 6th Street, which consisted of the lead pencil factory and tenements, was cleared and the Church Tower Apartments built. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City prompting construction of new residential units. Many of the older buildings in this and neighboring blocks reflect this development. A historic photo taken circa 1963 shows the block as it looked at that time. While the storefronts in many buildings have been infilled and converted to residential use, this building continues to have commercial use at the first story. A dry cleaner occupies the storefront.

Significance: The building is representative of store and tenements constructed at the start of the twentieth century in Hoboken.

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: Constructed circa 1891, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. The building has been altered through removal of the cornice and introduction of a modern storefront, which greatly detract from the historic architectural integrity of the building. In addition, the building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment
Eligibility Worksheet
Continuation Sheet

Narrative Boundary Description: The boundary is defined by the outer lot limits of block 79, lot 1 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



The North Side of 6th Street circa 1963 showing 362 6th Street, View Northeast (Source: Hoboken Historical Museum)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 362 6th Street

Street Address: Street #: 601 (Low) (High) Apartment #: _____ (Low) (High)

Prefix: _____ Street Name: Grand Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 79

Local Place Name(s): Hoboken **Lot(s):** 2

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 362 6th Street, View Northeast



Description: Located north side 6th Street, this three-story dwelling is sited on a small lot, 25 x 50 feet. The building is almost completely obscured by a tree. This building has three bays, appears to be wood frame with perma-stone at the first story and basement and is stucco at the upper two stories. The side entrance has a stoop with an iron railing. The railing extends to the adjacent areaway and basement entrance; the remaining basement bay has been infilled and the sidewalk brought up to the building. The windows are one-over-one double-hung sash. The building has been stripped of ornamentation and lacks stylistic details.

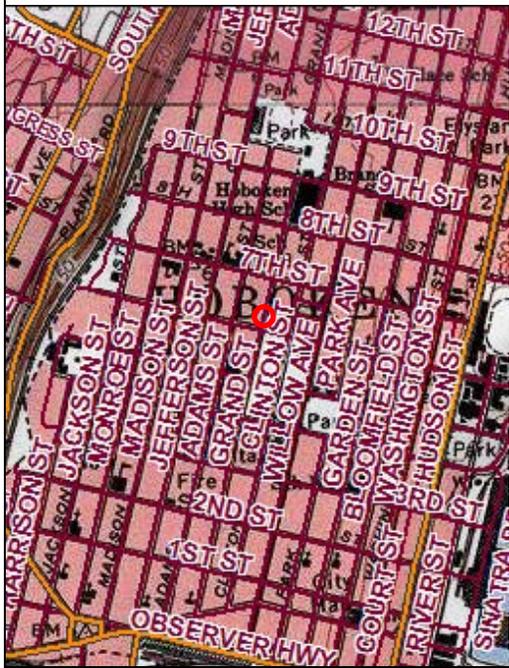
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
 National Register: _____ Local Designation: _____
 New Jersey Register: _____ Other Designation: _____
 Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
 Surveyor: Deborah Van Steen
 Organization: Dewberry

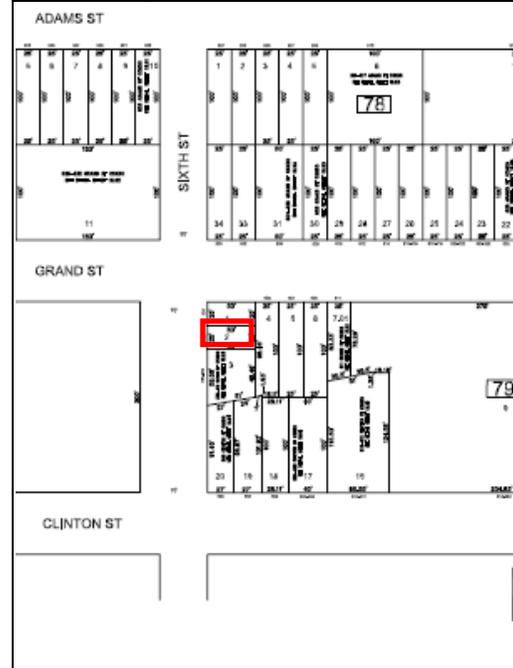
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Hopkins, G.M. *Atlas of the State of New Jersey and the County of Hudson*. Philadelphia: G.M. Hopkins & Co., 1873. Accessed online at http://mapmaker.rutgers.edu/HUDSON_COUNTY/oldHudson.html.
- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891.
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 362 6th Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1891 **Source:** Sanborn
Alteration Date(s): After 1963 **Source:** Historic Photograph
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: None
Form: other **Stories:** 3
Type: Other, Attached multifamily **Bays:** 3
Roof Finish Materials: n/a
Exterior Finish Materials Perma-stone

Exterior Description: Located north side 6th Street, this three-story dwelling is sited on a small lot, 25 x 50 feet. The building is almost completely obscured by a tree. This building has three bays, appears to be wood frame with perma-stone at the first story and basement and is stucco at the upper two stories. According to the Sanborn maps, the first story is brick. A historic photograph that dates from circa 1963, shows the building before the current finishes were applied. The side entrance has a stoop with an iron railing. The railing extends to the adjacent areaway and basement entrance; the remaining basement bay has been infilled and the sidewalk brought up to the building. The windows are one-over-one double-hung sash. The building has been stripped of ornamentation and lacks stylistic details.

Interior Description: n/a

Setting: The setting is urban, is primarily residential and consists of new residential development and older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: The building at 362 6th Street was constructed circa 1891. In 1873, John McDormott owned two lots, measuring 25x100 feet, that fronted on Grand Street and had a building in the middle of the property fronting on 6th Street. The property was divided into four 25-foot lots, 50 feet deep, that fronted on 6th Street and McDormott's building replaced. Beginning in the 1880s, there was rapid growth in the city with the development of new industry and expansion of the steamship docks. Growth expanded to the north and west of the early city settlement. This building is first depicted on the 1891 Sanborn map. During urban renewal, the area south of 6th Street, which consisted of the lead pencil factory and tenements, was cleared and the Church Tower Apartments built. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City prompting construction of new residential units. Many of the older buildings in this and neighboring blocks reflect this development. This building continues to be residential.

Significance: The building lacks significance.

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: Constructed circa 1891, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. This has been clad with perma-stone and stucco and stripped of ornamentation and stylistic details, such that no historic fabric is visible. In addition, the building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment
Eligibility Worksheet
Continuation Sheet

Narrative Boundary Description: The boundary is defined by the outer lot limits of block 79, lot 2 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



The North Side of 6th Street circa 1963 showing 362 6th Street, View Northeast (Source: Hoboken Historical Museum)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 356-360 6th Street

Street Address: Street #: 601 (Low) (High) Apartment #: _____ (Low) (High)

Prefix: _____ Street Name: Grand Suffix: _____ Type: ST

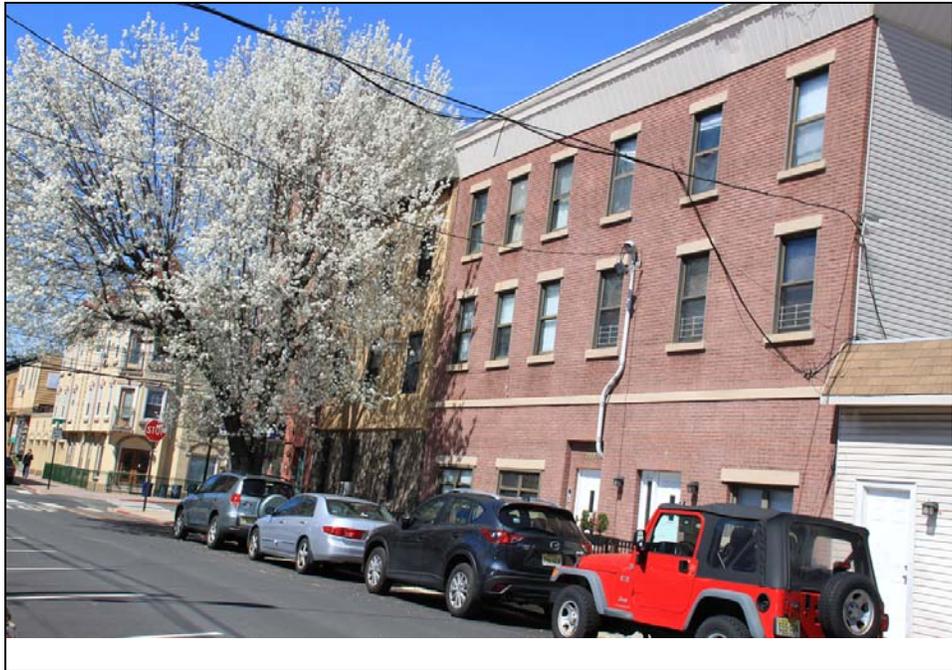
County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 79

Local Place Name(s): Hoboken **Lot(s):** 3

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 356-360 6th Street, View Northwest



Description: Located north side 6th Street, this lot contains a pair of wood-frame, three-story buildings and a single-story former store. The three-story buildings have been renovated and the same finishes applied, so that it appears as one structure. The façades are finished with brick, the east wall is clad with vinyl siding. The entrances have been modernized, the windows replaced, and the cornice covered with aluminum. The former store has one bay with an entrance, is clad with vinyl siding, and has a pent roof.

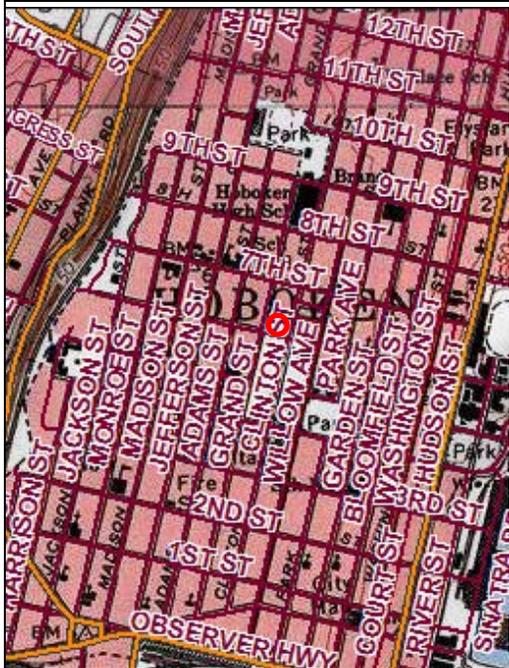
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

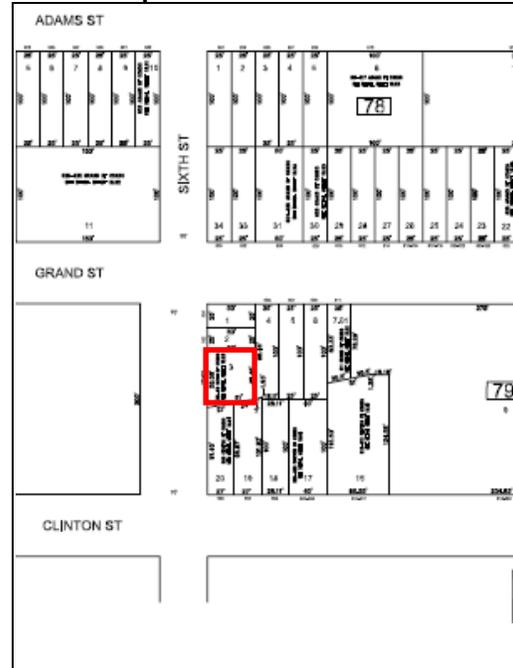
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Hopkins, G.M. *Atlas of the State of New Jersey and the County of Hudson*. Philadelphia: G.M. Hopkins & Co., 1873. Accessed online at http://mapmaker.rutgers.edu/HUDSON_COUNTY/oldHudson.html.
- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1891.
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 358-360 6th Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: Circa 1891 **Source:** Sanborn
Alteration Date(s): After 1963 **Source:** Historic Photograph
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: None
Form: Commercial **Stories:** 3
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: n/a
Exterior Finish Materials Brick, Running Bond

Exterior Description: Located north side 6th Street, this building was formerly two three-bay tenements that have been renovated and appear as a single structure. The building(s) is wood frame, has five bays at the first story and six bays at the upper stories. The façade has been clad in brick, has stucco lintels and sills applied, and the cornice is covered with aluminum. The east wall is covered with vinyl siding. There are two entrances, both have been modernized and have a low stoop. The remaining first story bays have paired windows. The windows are one-over-one double-hung replacement sash throughout. All historic fabric has been obscured by the renovations; a historic photograph shows the buildings as they looked in circa 1963.

Interior Description: n/a

Setting: The setting is urban, is primarily residential and consists of new residential development and older buildings.

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8,
2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 356 6th Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: Circa 1909 **Source:** Hopkins
Alteration Date(s): After 1963 **Source:** Historic Photograph
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: None
Form: Commercial **Stories:** 1
Type: _____ **Bays:** 1
Roof Finish Materials: n/a
Exterior Finish Materials Vinyl Siding

Exterior Description: This building was formerly a store. It has been totally renovated and has one bay with an entrance, is clad with vinyl siding, and has a pent roof. The historic fabric has been obscured by the renovations. All historic fabric has been obscured by the renovations; a historic photograph shows the buildings as they looked in circa 1963.

Interior Description: n/a

Setting: The setting is urban, is primarily residential and consists of new residential development and older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: The two three-story buildings at 358-360 6th Street were constructed circa 1891; the single story store was added by 1909. In 1873, John McDormott owned two lots, 25x100 feet, that fronted on Grand Street and had a building in the middle of the property fronting on 6th Street. The property was divided into four lots, approximately 25 feet wide and 50 feet deep. The lots fronted on 6th Street and McDormott's building was replaced. Beginning in the 1880s, there was rapid growth in the city with the development of new industry and expansion of the steamship docks. Growth expanded to the north and west of the early city settlement. This building is first depicted on the 1891 Hopkins map. During urban renewal, the area south of 6th Street, which consisted of the lead pencil factory and tenements, was cleared and the Church Tower Apartments built. The historic photograph showing the area dates from circa 1963 and was taken during the demolition. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City prompting construction of new residential units. Many of the older buildings in this and neighboring blocks reflect this development. Historically, these three-story tenements had a store at the first story, which has been converted to residential. The buildings are condominiums.

Significance: The buildings lack significance.

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: Constructed circa 1891 and 1909, these buildings are not recommended eligible for listing in the National Register under Criteria A, B, or C. The buildings have been extensively renovated such that new finishes have been installed and the historic fabric obscured. Additionally, the buildings has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment
Eligibility Worksheet
Continuation Sheet

Narrative Boundary Description: The boundary is defined by the outer lot limits of block 79, lot 3 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



The North Side of 6th Street circa 1963 showing 356-360 6th Street, View Northeast (Source: Hoboken Historical Museum)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 601 Monroe Street
Street Address: Street #: 601 Apartment #: _____
(Low) (High) (Low) (High)
Prefix: _____ Street Name: Monroe Suffix: _____ Type: ST
County(s): Hudson **Zip Code:** 07030
Municipality(s): Hoboken City **Block(s):** 75
Local Place Name(s): Hoboken **Lot(s):** 1
Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 601 Monroe Street, View Northeast



Description: This five-story, four-bay, red brick building is at the northeast corner of 6th Street. The story front has been infilled with red brick, has four double-hung windows, and a wide band of stucco, replacing the cornice between the first and second stories. The windows have cast flat arch lintels with keystone and end voussoirs of the same size. The fire escape spans the center two upper-story bays. The second, fourth, and fifth stories have corbeled sill course that spans both street facing facades. The entrance is centered at the 6th Street wall and has a classical hood supported by brick pilasters. Brick pilasters divide the wall into three bays. The windows are one-over-one double-hung sash throughout. The building is surmounted by a dentilated cornice.

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

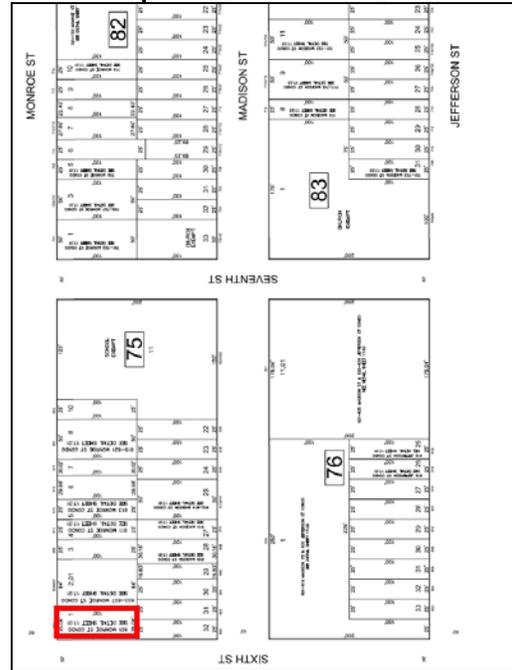
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Hoboken City. Tax Assessment Records.
- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1937.
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 601 Monroe Street

Historic Name: _____

Present Use: Permanent

Historic Use: Permanent

Construction Date: 1900 **Source:** Tax Assessment Records

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** Medium

Style: Colonial Revival

Form: Commercial **Stories:** 5

Type: Other, Attached multifamily **Bays:** 4

Roof Finish Materials: n/s

Exterior Finish Materials Brick, Running Bond

Exterior Description: This five-story, four-bay, red brick building is at the northeast corner of 6th Street. The story front has been infilled with red brick, has four double-hung windows, and a wide band of stucco, replacing the cornice between the first and second stories. The windows have cast flat arch lintels with keystone and end voussoirs of the same size. The fire escape spans the center two upper-story bays. The second, fourth, and fifth stories have corbeled sill course that spans both street facing facades. The entrance is centered at the 6th Street wall and has a classical hood supported by brick pilasters. Brick pilasters divide the wall into three bays. The windows are one-over-one double-hung sash throughout. The building is surmounted by a dentilated cornice.

Interior Description: n/a

Setting: Located on a corner lot in an urban setting. The area is primarily residential and consists of new residential development and older buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Constructed circa 1900, this building had two stores on Monroe Street and an entrance to apartments on 6th Street. The building was erected during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At the start of the twentieth century, greater transportation options spurred additional development within Hoboken. First depicted in the 1909 Hopkins Plat Book, wood constructions outnumbered the number of brick buildings in the area. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. To meet this demand, many first-story storefronts, like 601 Monroe Street, were removed and adapted for residential use.

Significance: The building is representative of store and tenements constructed at the start of the twentieth century in Hoboken.

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: Constructed in 1900, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. Although representative of early twentieth century tenements constructed in Hoboken, the removal of the storefront and infill with incompatible materials greatly detracts from the historic architectural integrity of the building. There are also better examples of this type of construction within Hoboken. In addition, the building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Eligibility Worksheet

Continuation Sheet

Narrative Boundary Description: The boundary is defined by the outer lot limits of block 75, lot 1 in Hoboken.

Survey Name: Hoboken RBDH

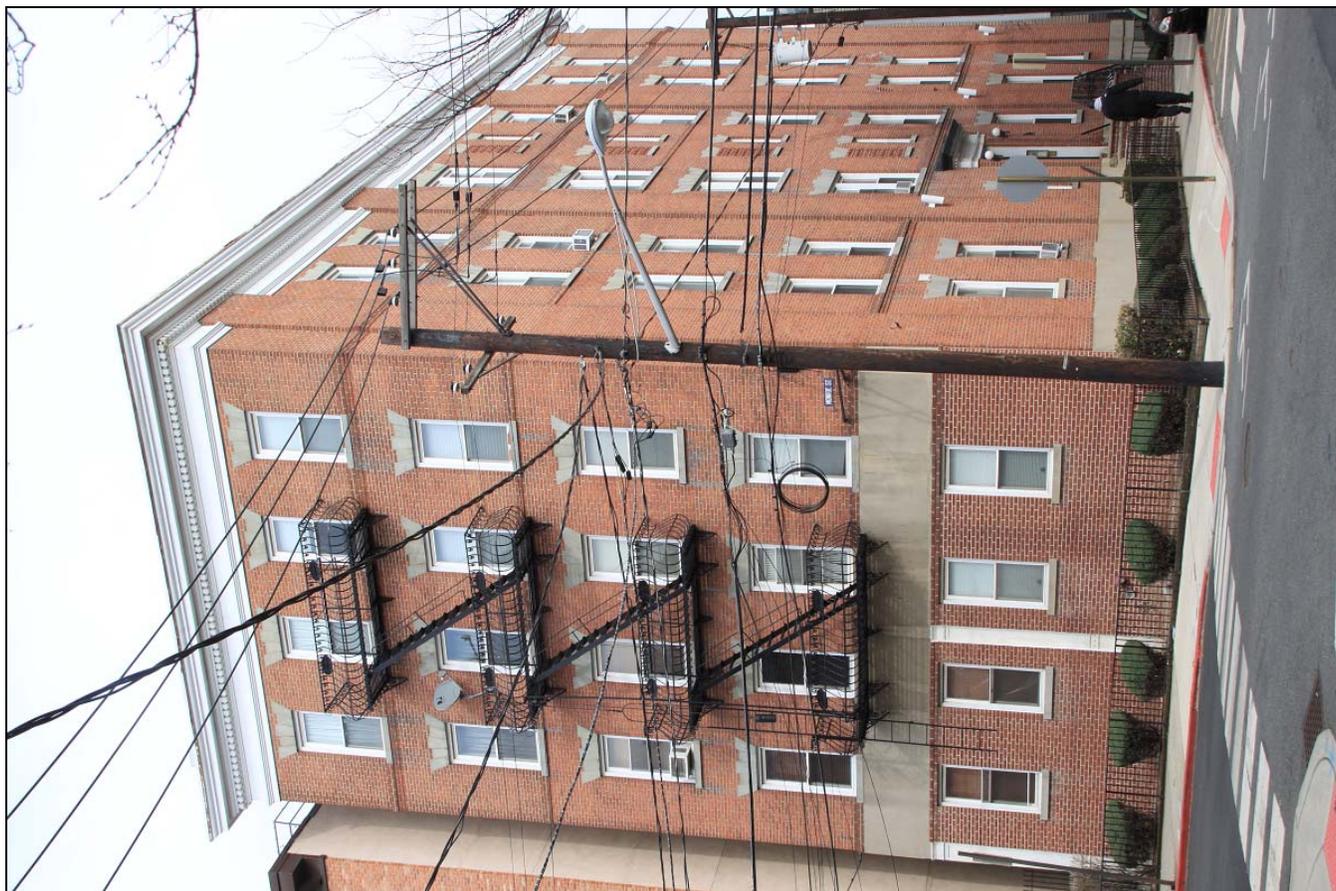
Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8,
2016

CONTINUATION SHEET

Historic Sites #:



601 Monroe, View East

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



601 Monroe, 6th Street Façade, View Northwest

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 734 Adams Street

Street Address: Street #: 734 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Adams Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 84

Local Place Name(s): Hoboken **Lot(s):** 14

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 734 Adams Street, View Southwest



Description: This is a five story buff-color brick tenement, four-bays wide located on a double corner lot with an attached single-story garage. The first story storefront on Adams Street and 8th Street façade have been covered with scored stucco and double-hung windows and flat hoods with keystones inserted. An iron fire escape spans the center two bays on the façade. The top story has corbeled sill and lentil courses with contrasting brick and flat keystone hoods. The windows are one-over-one double-hung replacement sash comprising individual and paired windows. The entrance is centered at the 8th Street façade and has a stoop with a split stair. A highly stylized bracketed cornice with modillions, dentils, and swags completes the building.

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

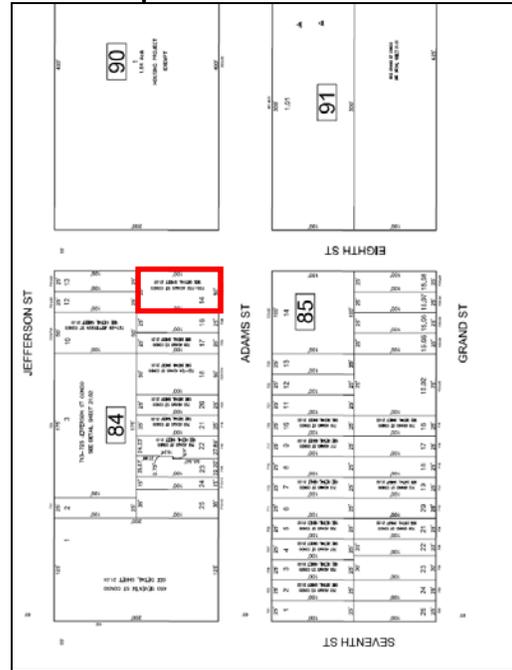
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Hoboken City. Tax Assessment Records.
- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1937, 1988, 2006.
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 734 Adams Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1910 **Source:** Tax Assessment Records
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Renaissance Revival
Form: Apartment **Stories:** 5
Type: _____ **Bays:** 4
Roof Finish Materials: _____
Exterior Finish Materials Brick, Running Bond

Exterior Description: This is a five story buff-color brick tenement, four-bays wide located on a corner lot. The first story storefront on Adams Street and 8th Street façade have been covered with scored stucco and double-hung windows and flat hoods with keystones inserted. An iron fire escape spans the center two bays on the façade. The top story has corbeled sill and lentil courses with contrasting brick and flat keystone hoods. The windows are one-over-one double-hung replacement sash comprising individual and paired windows. The entrance is centered at the 8th Street façade and has a stoop with a split stair. A highly stylized bracketed cornice with modillions, dentils, and swags completes the building.

Interior Description: n/a

Setting: 734 Adams Street occupies the southeast corner lot at 8th Street in an urban setting in a mixed use area that formerly consisted of factories and tenements. The other corners at this intersection have a former factory which was converted to a storage facility, public housing, and a vacant lot.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Garage 734 Adams Street
Historic Name: _____
Present Use: No Activity
Historic Use: _____
Construction Date: After 1988 **Source:** Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Excellent
Builder: _____ **Remaining Historic Fabric:** Low
Style: None
Form: Other **Stories:** 1
Type: Garage **Bays:** 2
Roof Finish Materials: n/a
Exterior Finish Materials Stucco

Exterior Description: This is a one story, square plan, garage with a flat roof. It has two bays, each with a single-car overhead door.

Interior Description: n/a

Setting: 734 Adams Street occupies the southeast corner lot at 8th Street in an urban setting in a mixed use area that formerly consisted of factories and tenements. The other corners of this intersection have a former factory which has been converted to a storage facility, public housing, and a vacant lot.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Constructed circa 1910, this building was erected during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. At the start of the twentieth century, greater transportation options spurred additional development within Hoboken. First depicted in the 1923 Hopkins Plat Book, few buildings had been constructed on the west side of Hoboken north of 8th Street. The Tidewater Oil Co. and the Hoboken Box Co., a lead pencil company and interstate shade cloth company, were among the nearby industrial operations. This lot and the adjacent lots were owned by the Hoboken Box Company. In 1937, the building housed a store in the front half, facing Adams Street, and a garment factory on the first story, rear portion of the building on 8th Street. The garment factory had expanded into the store space by 1951.

As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing. To meet this demand, many first-story storefronts, like 734 Adams Street, were removed and adapted for residential use. The building has been converted to residential condominiums.

Significance: This building is representative of a Renaissance Revival store and apartment building constructed in the early twentieth century in Hoboken.

**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: Constructed in 1910, this building is not recommended eligible for listing in the National Register under Criteria A, B, or C. Although representative of early twentieth century Renaissance Revival tenements constructed in Hoboken, the removal of the storefront and alteration of the first story detract from the historic architectural integrity of the building. Due to a loss of integrity, this building does not appear to adequately meet the eligibility criteria. In addition, the building has no known association with significant persons or historical events.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Eligibility Worksheet

Narrative Boundary Description: The boundary is defined by the outer lot lines of block 84, lot 18 in Hoboken.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: Andrew Jackson Gardens

Street Address: Street #: 400 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Jackson Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 35
(45,55,56,64&65)

Local Place Name(s): Hoboken **Lot(s):** 6 (1)

Ownership:: Hoboken Housing Authority **USGS Quad(s)** Jersey City, NJ

Photograph: Andrew Jackson Gardens, Third Street Vicinity, View West



Description: Andrew Jackson Gardens is a public housing project located along the western perimeter of the City of Hoboken. It consists of 19 red brick housing buildings (eight X-plan, seven-story high-rises and 11 three-story garden apartment buildings), the Hoboken Housing Authority Administration Building, the Mail and Security Building, and the Mama Johnson Field. The complex consists of over 13 acres and has 558 units; the seven-story high-rises contain a total of 338 units and the garden apartments have 210 dwelling units. The complex is adjacent to the Harrison Gardens high-rises and near the Monroe Gardens high-rise.

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Rebuild by Design Hoboken Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources: See continuation sheet

Additional Information: 3-story garden apartments currently under renovation; mansard roofs to be installed. See Harrison Gardens, an adjacent housing complex of two buildings location adjacent to the Andrew Jackson Gardens.

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

HISTORIC DISTRICT FORM

Historic Sites #:

District Name: Andrew Jackson Gardens

County(s): Hudson **District Type:** Residential

Municipality(s): Hoboken **USGS Quad(s):** Jersey City, NJ

Local Place Name(s): Hoboken

Development Period 1952 To present **Source:** Hoboken Housing Authority; Hoboken Historical Museum

Physical Condition: Good

Remaining Historic Fabric: Low

Registration and Status Dates:

National Historic Landmark: _____	SHPO Opinion: _____
National Register: _____	Local Designation: _____
New Jersey Register: _____	Other Designation: _____
Determination of Eligibility: _____	Other Designation Date: _____

Description: Andrew Jackson Gardens is a public housing project located along the western perimeter of the City of Hoboken. It consists of 19 red brick housing buildings (eight X-plan, seven-story high-rises and 11 three-story garden apartment buildings), the Hoboken Housing Authority Administration Building, the Mail and Security Building, and the Mama Johnson Field. The complex consists of over 13 acres and has 558 units; the seven-story high-rises contain a total of 338 units and the garden apartments have 210 dwelling units. The complex is adjacent to the Harrison Gardens high-rises and near the Monroe Gardens high-rise.

Survey Name: Rebuild by Design Hoboken Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Andrew Jackson Gardens – Seven-Story High Rises

Historic Name: Andrew Jackson Gardens

Present Use: Permanent

Historic Use: Permanent

Construction Date: 1952 **Source:** Hoboken Housing Authority, Hoboken Historical Museum

Alteration Date(s): _____ **Source:** _____

Designer: Richer and Axt Architects **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** Medium

Style: Modernistic

Form: Apartment **Stories:** 7

Type: _____ **Bays:** n/a

Roof Finish Materials: n/a

Exterior Finish Materials Brick, Common Bond

Exterior Description: These high-rise buildings extend along the western periphery of the campus in two groups—one row of four buildings north of 2nd Street and a cluster of four buildings on the north side of 5th Street. The Andrew Jackson Gardens housing has eight high-rises clustered into two groups of four X-plan buildings located on the western side of the campus.

These seven-story, X-plan residential apartment buildings have flat roofs and are clad in common (American) bond brick. The fenestration consists predominantly of stacked, one-over-one double-hung windows. The windows are arranged in pairs and individually. Entrances are set in the corner formed by the X-plan and are sheltered by metal roof supported by thin columns. The entrances have a raised concrete deck accessed by four steps across the front. Pipe railings divide the steps into three sections. The number of the building is set above the roof. Utility areas have paneled and vented openings. The basement and first story have been painted contrasting colors. Air-conditioners have been installed in some of the windows.

Interior Description: n/a

Setting: Andrew Jackson Gardens consists of a group of 11 three-story garden apartments and eight seven-story X-shaped high rises set in a park-like setting. Located in an urban area, the housing campus is adjacent to the Hudson-Bergen Light Rail. Former industrial blocks in this portion of the city have been replaced by residential development; sections with older buildings has been replaced with new, larger, residential buildings. The campus consists of garden apartments and high-rises in a park-like setting.

Survey Name: Rebuild by Design Hoboken Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Andrew Jackson Gardens – Three-Story Garden Apartments
Historic Name: Andrew Jackson Gardens
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1950-1952 **Source:** Hoboken Historical Society
Alteration Date(s): c. 2015-2016 **Source:** Hoboken Housing Authority
Designer: Richer and Axt Architects, West New York **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Other, Neo-Colonial
Form: Other, Garden Apartment **Stories:** 3
Type: _____ **Bays:** _____
Roof Finish Materials: _____
Exterior Finish Materials Brick, Common Bond

Exterior Description: In addition to the eight high-rises, the Andrew Jackson Gardens has 11 three-story garden apartment buildings. The garden apartments are located along the west side of Harrison Street, in between and to the east of the groups of high-rise buildings. These U-plan and L-plan buildings are common bond, red brick buildings of two types: those with hipped roofs, and those that have mansard roofs. These garden apartments originally had flat roofs.

The hipped roofs are representative of the older modification and have a metal roof, a hipped dormer centered above each wing, and bracketed overhang with a simple cornice. Each wing also has a central projecting bay and entrance with a hipped hood supported by braces. At the upper stories, iron fire escapes are located at the facades and walls; sometimes the fire escapes are set into the corners formed by the juxtaposition of the wings. The windows are predominately one-over-one-double hung sash.

The recently renovated three-story garden apartment buildings have had the hipped roofs replaced by mansard roofs sheathed in multi-color gray and black asphalt shingles. Within these renovated buildings, the overhang has been reduced and the brackets removed. In their place a simple cornice with a molded frieze has been installed. In place of the dormers, the central projecting bays are surmounted by a mansard with bulls-eye window that gives the impression of a tower. The entrances have a shed hood that echoes the roof and bulls-eye window. The windows have been replaced with multi-light sash and are flanked by shutters. The cornice, coping, and hood trim is a bright aqua.

Interior Description: n/a

Setting: Andrew Jackson Gardens consists of a group of 11 three-story garden apartments and eight seven-story X-shaped high rises set in a park-like setting. Located in an urban area, the housing campus is adjacent to the Hudson-Bergen Light Rail. Former industrial blocks in this portion of the city have been replaced by residential development; sections with older buildings have been replaced with new, larger, residential buildings. The campus consists of garden apartments and high-rises in a park-like setting.

Survey Name: Rebuild by Design Hoboken Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: M. Edward DeFazio Administration Building
Historic Name: Hoboken Housing Authority Administration Building
Present Use: Office Activity
Historic Use: Office Activity
Construction Date: 1950-1952 **Source:** Hoboken Historical Society
Alteration Date(s): _____ **Source:** _____
Designer: Richer and Axt Architects, West New York **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Modernistic
Form: _____ **Stories:** 1
Type: _____ **Bays:** 2
Roof Finish Materials: n/a
Exterior Finish Materials Brick, Common Bond

Exterior Description: The M. Edward DeFazio Administration Building is a one-story, brick office building located on 4th Street. It is attached to the east wall of one of the three-story garden apartment buildings, Building No. 9. The building is painted common bond brick and has a flat roof with overhang surmounted by low parapet. A pylon finished in scored stucco projects at the east wall and has the Housing Authority seal, "The Hoboken Housing Authority" in raised letters, and dedication plaque. The entrance is in the west bay, has a glass door, and a fabric awning that extends the length of the sidewalk leading to the door. The windows are multi-light double-hung sash in various configurations.

Interior Description: The entrance to this utilitarian building leads to an entrance hall with seating on the right and an enclosed reception office with counter and sliding glass opening above it on the left. The reception office is on the west side of the entrance and appears to occupy space within Building No. 9. Perpendicular to the entrance hall and reception office is a corridor connected to several offices.

Setting: Andrew Jackson Gardens consists of a group of 11 three-story garden apartments and eight seven-story X-shaped high-rises set in a park-like setting. Located in an urban area, the housing campus is adjacent to the Hudson-Bergen Light Rail. Former industrial blocks in this portion of the city have been replaced by residential development; sections with older buildings have been replaced with new, larger, residential buildings. The campus consists of garden apartments and high-rises in a park-like setting.

Survey Name: Rebuild by Design Hoboken Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Andrew Jackson Gardens Mail and Security Building
Historic Name: n/a
Present Use: Office Activity
Historic Use: _____
Construction Date: 2001-2002 **Source:** Clarke Caton Hintz
Alteration Date(s): c. 2012 **Source:** Clarke Caton Hintz
Designer: Clarke Caton Hintz, Trenton **Physical Condition:** Excellent
Builder: _____ **Remaining Historic Fabric:** n/a
Style: Other, Neo-Colonial
Form: _____ **Stories:** 1
Type: Other **Bays:** n/a
Roof Finish Materials: Standing Seam Metal
Exterior Finish Materials Brick, Running Bond

Exterior Description: Located on the north side of 4th Street adjacent to the Mama Johnson Field, the Mail and Security Building is a long thin rectangular concrete block building with an offset square office wing at the west wall. Faced in red brick, this building is one story on a raised foundation. It has a metal clad hipped roof with deep overhang supported by triangular braces. The overhang shelters the exterior mail boxes that line the façade (south) and east wall. The boxes are accessed by an open walkway edged by an iron railing. Access to the walkway and building is provided via concrete stairs parallel to the building. The building features soldier courses, bays divided by pilasters, and basement level corbelled panels. The square office wing has a pyramidal roof and full-width casements with faux mullions. The basement is raised six feet above grade to bring the building up above the 100-year floodplain. A double-leaf basement entrance is at the west wall where ground level is lower than along the front of the building.

Interior Description: n/a

Setting: Located in an urban setting, the housing campus is adjacent to the Hudson-Bergen Light Rail. Former industrial blocks in this portion of the city have been replaced by residential development; sections with older buildings have been replaced with new, larger, residential buildings. The campus consists of garden apartments and high-rises in a park-like setting.

Survey Name: Rebuild by Design Hoboken Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

LANDSCAPE ATTACHMENT

Historic Sites #:

Common Name: Mama Johnson Field

Historic Name: n/a

Present Use: Active Recreation

Historic Use: Active Recreation

Construction Date: c. 1952-1979 **Source:** Sanborn

Alteration Date(s): 2012 **Source:** Hack; Staab

Primary Landscape

Architect/Designer Clarke Caton Hintz, Trenton (Current Design)

Type: Outdoor Recreation/Sports Activities **Physical Condition:** Excellent

Style: Other **Remaining Historic Fabric:** n/a

Acreage: _____

Hardscape _____

Other Features _____

Description: Located at 4th and Jackson Street at the Hoboken Housing Authority's Andrew Jackson Gardens, the Mama Johnson Field is a multipurpose field with combined baseball, soccer, and football fields. Although the facilities are compact, the \$600,000 renovation in 2012 also included a combination scoreboard, batting cages, dugout area, new fencing, and relocation of some lighting. To prevent flooding, an underlying drainage system was installed.

Setting: The Mama Johnson Field is located in an urban setting in the western side of the City of Hoboken. The facility is a community field on city-owned property adjacent to the Hoboken Housing Authority and the Andrew Jackson Gardens, a public housing project constructed in 1952.

Survey Name: Rebuild by Design Hoboken

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: See continuation sheet.

Significance: See continuation sheet

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: See continuation sheet

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Historic District
Building Attachments (4)
Landscape Attachment
Eligibility Worksheet
Continuation Sheets

Narrative Boundary Description: The Andrew Jackson Gardens is roughly bounded by the Hudson-Bergen Light Rail line on the west, 6th Street to the north, Jackson and Harrison streets on the east and the 2nd Street electric substation at south.

Survey Name: Rebuild by Design Hoboken Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:

Bibliography/Sources:

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Survey Name:	<u>Rebuild by Design Hoboken</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:

History and Historical Context

Located in the westernmost section of Hoboken, the Andrew Jackson Gardens [Jackson Gardens] form a part of Hoboken's 17-acre main public housing campus. Jackson Gardens is north of 2nd Street and is bounded by the Hudson-Bergen Light Rail on the west, 6th Street to the north, and Harrison Street to the east. West of the railroad, the New Jersey Palisades forms a backdrop that separates Hoboken and the Heights section of Jersey City. The H-shaped Harrison Gardens apartments, which are also considered part of the city's main public housing campus are at the east side of the campus between Harrison and Jackson streets.

President Harry Truman's American Housing Act of 1949 (Title V of P.L. 81-171), a part of his Fair Deal initiative, provided, among other things, for federal financing for slum clearance programs associated with urban renewal and it extended federal money to build public housing. With passage of the act, Hoboken established its housing authority and made plans for improvements to the city. Hoboken and neighboring Jersey City officials were quick to apply for the Public Housing Authority Grants to finance construction of low-cost housing projects that would provide a total of 2,700 units to the two cities. It provided for construction of the new low-cost housing to replace the same number of sub-standard slum dwellings. In September 1949, Hoboken anxiously awaited approval of federal loans for construction of 700 housing units. In March 1950, the city announced that its \$8 million municipal low-cost housing project had been approved by the Federal Public Housing Administration. The proposed housing was to be located on two sites—the largest was to be located on Jackson and Harrison streets (Andrew Jackson Gardens) and a second, smaller project to occupy one city block between Adam and Jefferson streets and 8th and 9th streets (Christopher Columbus Gardens). At the same time, \$432,000 was earmarked by the Federal Housing Authority to be used for slum clearance. The project was put out to bid with the anticipation that the construction would be completed the following year. When completed in 1952, the 700-unit housing project cost a reported \$10 million.

Postwar Period, Historical Context Public Housing New Jersey

The following is from the *Public Housing in New Jersey Historic Context Study* (West Chester, PA: John Milner Associates, Inc., 2001)

Under Title 42, The Public Health and Welfare, a goal of the Housing Act of 1949 was to provide "a decent home and a suitable living environment for every American family." The federal government sought to attain this goal by providing aid to cities in clearing slums and finding private developers for new housing. In passing the Housing Act, Congress created the Urban Redevelopment Agency and gave it the authority to subsidize three-fourths of the cost of local slum clearance and urban renewal.

Under the act, "primarily residential" and "blighted" urban areas could be condemned, cleared of buildings, and sold for private redevelopment. Congress also established the "Slum Clearance and Community Development and Redevelopment" program using federal funds to "assist local communities in eliminating their slums and blighted areas and in providing the maximum opportunity for the redevelopment of project areas by private enterprise." Under the 1949 act, the Wagner-Steagall Act (aka United States Housing Act of 1937) was amended to authorize loans and subsidies for approximately 800,000 low-rent housing units that were to be built in a six-year period, and then managed by local housing authorities. Some existing housing projects that had been constructed as war housing were converted to low rent housing under the amended act.

The Housing Act of 1949 was adapted to New Jersey's uses; legislation that almost mirrored the act was introduced in Trenton and passed into law (Title 55, Chapter 14A-34). Within a year, as required by both state and federal law, a number of municipal housing authorities added an Urban Redevelopment component.

Survey Name:	<u>Rebuild by Design Hoboken</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:

Postwar Period, Architectural Context Public Housing New Jersey

The following is from the *Public Housing in New Jersey Historic Context Study* (West Chester, PA: John Milner Associates, Inc., 2001)

In 1939, the United States Housing Authority published, *Design of Low-rent Housing Projects: Planning the Site*, a publication that laid out principles to be followed in the planning of public housing complexes. The basic principal was the use of the superblock, defined as “a relatively large area, usually containing one or more common open spaces, and bounded in whole or in part by through traffic streets, but not intersection by such streets.” This concept insured that the complex was separate from the city and not part of the urban fabric.

In the historic context, *The Public Housing in the United States, 1933-1949*; general characteristics of housing are described as:

Residential buildings are primarily three-to-five story walk-up apartment buildings or two-story rowhouses...The Primary construction material of most public housing projects is brick... Following the examples set by early, twentieth century Bauhaus design in Europe, and adhering to strict low-cost guidelines set by the Federal programs, most of these properties are of a functional, utilitarian design featuring long, unembellished lines, flat roofs, and minimal architectural decoration (Robinson et al:18).

Housing continued to reflect some of the concepts set forth in the earlier legislation, often brick utilitarian buildings set on superblocks. The number of buildings and residential units was not limited to a specific ratio. In the immediate postwar era (World War II) and continuing through the 1950s, local housing authorities continued to construct public housing complexes to accommodate the needs of poorer residents. These buildings, constructed in many of New Jersey’s larger cities, remained modern and brick.

Public housing had its critics, who commented on the monotony created by rows of mundane boxes that characterized buildings constructed through the various housing programs. With construction of the first high-rises in New York City in the late 1940s, views vacillated between those who voiced concerns to those who supported the high-rise housing. Scholar and advocate of public housing, Catherine Bauer Wurster, felt the projects consisted of “watered-down modernism” that “were likely to wreck the program” because they did not represent the way most people like to live. Walter Gropius, noted modernist architect and Dean of Architecture at Harvard, felt that “The multi-storied building is a direct embodiment of the needs of our age...where the disadvantages of a too much spreading type of urban development is to be avoided.” Multi-storied blocks were viewed as advantageous because they provided for more green and open spaces.

The Public Housing MPS sums up Public Housing After 1949:

“Despite its detractors, public housing had become an integral part of federal housing policy... Public Housing constructed in the United States after 1949 reflects changes in architecture, architectural theory, and public policy. The overall character of architecture of later public housing is a striking contrast to the public housing that had preceded it. The humanizing scale of earlier complexes, created by placing low-rise building within carefully landscaped settings, was replaced with high-rise towers set in large, open courtyards. The high-rise tower, viewed as a symbol of economic efficiency, social order, and modern design, replaced the low-rise building as the preferred type form public housing constructed after 1949.”

...later projects had a simple, unified appearance, and by virtue of their size and placement, stood apart from their surroundings, in contrast to the earlier small-scale projects that were designed to blend with their surroundings. The monotonous standardization “stripped modern” exterior architectural detailing gave later public housing a severe, institutional appearance, in contrast to the innovative designs and more residential quality of earlier complexes (National Park Service E66).

Survey Name: <u>Rebuild by Design Hoboken</u>	Date: <u>September 8, 2016</u>
Surveyor: <u>Deborah Van Steen</u>	
Organization: <u>Dewberry</u>	

CONTINUATION SHEET

Historic Sites #:

Later housing projects were also marked by greater density, smaller apartments, and fewer amenities.

Significance:

Andrew Jackson Gardens are the first public housing project and the largest to be constructed in Hoboken under the Public Housing Act of 1949. The Andrew Jackson Gardens apartments are illustrative of the transition from garden apartments to high-rises. Although both designs are utilitarian in concept, the garden apartments maintain a human scale, while the high-rise apartments have the “stripped-down modern” appearance of institutional buildings. The buildings are relatively closely sited and are separate and away from the urban street patterns. The park-like setting and ball fields counter the density. The Andrew Jackson houses are the only complex in Hoboken, built under the Public Housing programs of the mid-twentieth century that incorporate both garden and high-rise apartments.

Justification of Eligibility/Ineligibility:

The Andrew Jackson Gardens are not recommended eligible for listing in the National Register. Although the complex is significant as one of the first such housing projects in Hoboken and is the largest project to be undertaken in Hoboken, the complex no longer retains sufficient integrity. Most notably, the ongoing renovations to the three-story garden apartments, which include the introduction of hipped roofs and colonial features, followed by the later addition of neo-colonial mansard roofs, replaced moldings, replaced entrance hoods, and multi-light windows with shutters, detract greatly from the original utilitarian feeling, materials, and intent of these buildings. Due to the cumulative effect of the alterations the complex, as a whole, no longer retains the integrity of design, materials, workmanship, and feeling required to meet the National Register Criteria for Evaluation. As a result, the Andrew Jackson Houses are not eligible for listing.

Survey Name:	<u>Rebuild by Design Hoboken</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:



Andrew Jackson Gardens from Harrison Street, View Northwest

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Seven-Story High-Rise at Andrew Jackson Gardens, View West

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Garden Apartments Before Renovations (see Mansard Roofed Buildings), View Northwest

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Renovated Garden Apartments, Vicinity of 3rd Street Entrance, View Northwest

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Hoboken Housing Authority Administration Building on 4th Street, View Northwest

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Mail & Security Building on 4th Street, View Northwest

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Anderw Jackson Gardens, Garden Apartments and Highrises (Mama Johnson Field in foreground),
View Northwest from Jackson Street



Mama Johnson Field (Source: www.nj.com online)

Survey Name: Rebuild by Design Hoboken

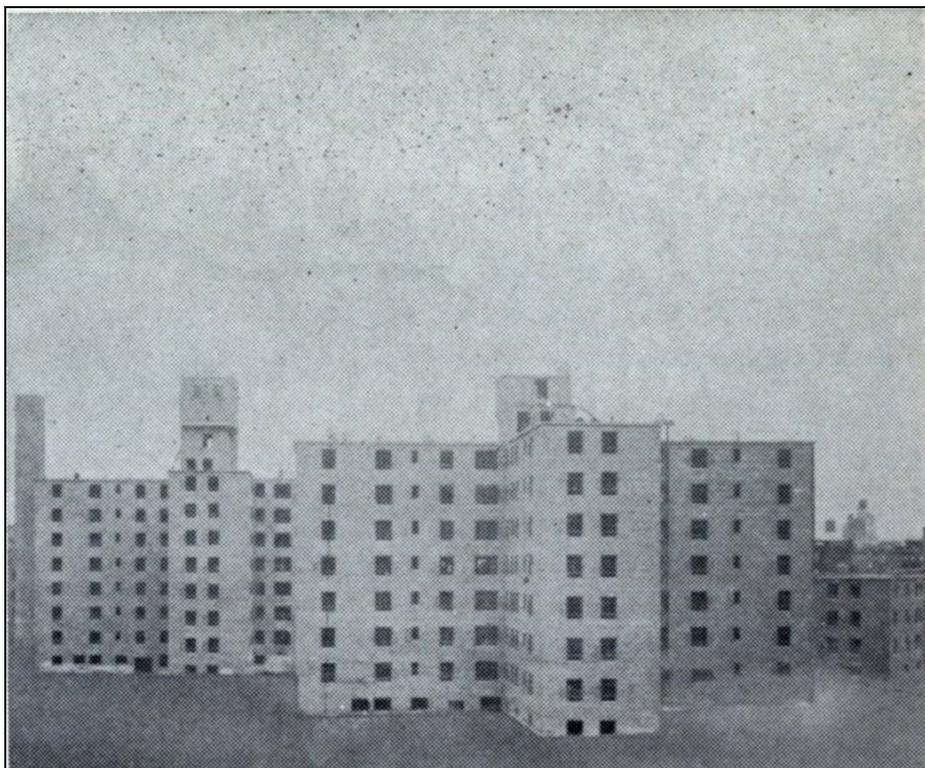
Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Rendering of the Andrew Jackson Gardens, Hoboken, circa 1952. (Source: Hoboken Historical Museum)

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Andrew Jackson Gardens, May 1974. (Source Hoboken Historical Museum)

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Southwest Hoboken, circa 1976, showing the Andrew Jackson Gardens and Harrison Gardens, looking northeast. (Source: Hoboken Historical Museum)

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Location Map. Andrew Jackson Gardens. (Source: Google Earth)

Survey Name: Rebuild by Design Hoboken

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: Chickie's Luncheonette

Street Address: Street #: 423 Apartment #: _____
 (Low) (High) (Low) (High)

Prefix: _____ Street Name: Madison Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 59

Local Place Name(s): Hoboken **Lot(s):** 11

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 423 Madison Street, 509-515 at Fifth Street, View Southeast



Description: Located at the southeast corner of Madison and 5th Streets, 423 Madison Street (509-515 Fifth) consists of a series of connected structures or stores that fill-out the block. Chickie's Luncheonette is a two-story frame building, four by two bays, with a flat roof, bracketed and modillion cornice, wood shingles, and storefront facing Madison. At the far east end of the lot at 509 Fifth is a three-story wood-frame building, three bays, with a flat roof, bracketed cornice, and wood shingles. Wedged between these two buildings are small stores that front on 5th Street. The stores are one story at the street and two to three stories tall at the back. The buildings appear to be vacant.

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
 National Register: _____ Local Designation: _____
 New Jersey Register: _____ Other Designation: _____
 Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
 Surveyor: Deborah Van Steen
 Organization: Dewberry

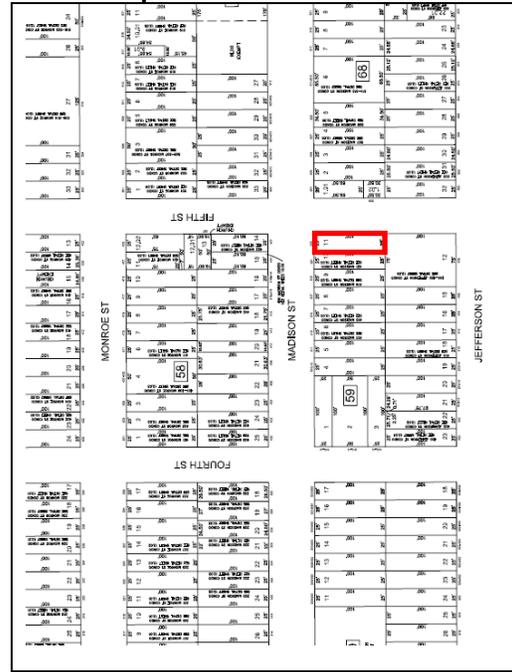
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Gabrielan, Randall. *Hoboken History and Architecture* (Atglen, Pennsylvania: Schiffer Publishing Ltd., 2010)
- Hoboken Planning Board and Phillips, Preiss, Shapiro Associates, Inc. *Historic Preservation: Celebrating our Past. Hoboken Master Plan*. April 2004.
- Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1909).
- Sanborn Insurance Maps. *Hudson County, Volume 7 Hoboken*. 1891 and 1937.
- Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Chickie's Luncheonette, 423 Madison Street

Historic Name: _____

Present Use: No Activity

Historic Use: Permanent

Construction Date: c. 1891 **Source:** 1891 Sanborn

Alteration Date(s): _____ **Source:** _____

Designer: _____

Physical Condition: Fair

Builder: _____

Remaining Historic Fabric: Medium

Style: Vernacular, Italianate

Form: _____

Stories: 2

Type: _____

Bays: 4

Roof Finish Materials: n/a

Exterior Finish Materials Wood, Shingle

Exterior Description: Located at the southeast corner of Madison and 5th streets, 423 Madison Street (509-515 Fifth) consists of a series of connected wood-frame structures or stores that fill-out the lot. Chickie's Luncheonette is a two-story frame building, four by two bays, with a flat roof, bracketed and modillion cornice, wood shingles, and storefront facing Madison. The recessed entrance is centered at the façade. The storefront windows have been reduced in size, have panels above and below each of the fixed windows, and has a white brick knee wall. The storefront windows facing 5th Street are covered with plywood. An intermediate cornice extends along the top of the store between the first and second stories. Diagonally placed shingles form a diamond pattern between each of the second story bays. The windows are one-over-one double-hung replacements. A secondary entrance is on the north wall.

Interior Description: n/a

Setting: This group of stores is located in an urban setting that is predominantly residential. The area is an amalgamation of older wood buildings, brick apartments, older garages, vacant lots, and some new residential buildings.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 509-515 5th Street
Historic Name: _____
Present Use: No Activity
Historic Use: Permanent
Construction Date: c. 1891 **Source:** 1891 Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Poor
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Vernacular, Italianate
Form: Commercial **Stories:** 3
Type: _____ **Bays:** 3
Roof Finish Materials: n/a
Exterior Finish Materials Wood, Shingle

Exterior Description: At the far east end of the lot is 509 5th Street, a three-story wood-frame building, three bays, with a flat roof, bracketed cornice, and wood shingles. The building façade is divided into two storefronts. The one on the west side is boarded up and the one on the east side has a roll-down metal security gate over the storefront. Entrances with transoms (covered or painted over) are centrally located with the store windows located in the outer bays. The shingles are like those at 423 Madison and have diamond-patterns between the upper-story bays. Some of the windows appear to have been recently replaced.

Wedged between these two buildings, 423 Madison and 509 5th Streets, are small stores that front on 5th Street. The stores are one story at the street and two to three stories tall at the back. The buildings appear to be vacant. The infill stores are boarded up. The three-story section has the same exterior treatment at Chickie's Luncheonette.

Interior Description: n/a

Setting: This group of stores is located in an urban setting that is predominantly residential. The area is an amalgamation of older wood buildings, brick apartments, older garages, vacant lots, and some new residential buildings.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: Both 423 Madison and 509 5th Street were constructed circa 1891 during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were developed. Beginning in the 1880s, there was rapid growth in the city with new factories and expansion of the steamship docks. Growth within the city expanded to the north and west of the early settlement. According to the 1891 Sanborn maps, the corner building at 423 Madison was a two-story tenement and the building at 509 5th Street was two stories with a grocery store. By 1909, the area between the two buildings was nearly all developed with two shed and a building in back of 423 Madison. The block consisted almost entirely of modest wood buildings. By 1937, every portion of this lot is filled and has its current configuration, which consists of the two-story building with store, the three story building with two stores, and three storefronts in the infill buildings in-between. In his history of Hoboken, Randall Gabrielan, suggests that Chickie's Luncheonette building "is eye-catching as it is one of Hoboken's oldest, little-changed structures." Chickie is the nickname of Patrick Vescuso, who had owned the establishment for 27 years. In 2010, when Gabrielan compiled his book, Vescuso indicated that the change in demographics was not good for his business with fewer daytime customers—the result of transition of Hoboken's to a New York City bedroom commuter population. The restaurant was reportedly previously owned by Jimmy [Michael John] Roselli (1925-2011), a noted Italian tenor from Hoboken. These buildings are also listed in the Historic Preservation component of Hoboken's Master Plan as previously unidentified properties needing further investigation for potential National Register-eligibility, local recognition, or neighborhood rehabilitation program eligibility. The buildings appear to be vacant.

Significance: This property has been identified locally as a relatively intact and remaining example of early wood-frame tenements and stores located in Hoboken. Due to the recent revitalization in Hoboken and to its transition to a commuter community for New York City, buildings like 423 Madison and 509 5th Street are being replaced by new residential construction.

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: Constructed circa 1891 and modified during the early twentieth century, this group of wood buildings is considered to have local significance. Given the alterations to the storefronts and windows, and the limited information regarding these buildings, they do not appear to meet National Register Criteria such as to be recommended eligible.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachments (2)
Eligibility Worksheet
Continuation Sheets.

Narrative Boundary Description: The boundary consists of the exterior lot lines associated with block 59, lot 11 in Hoboken.

Survey Name: Hoboken RBDH

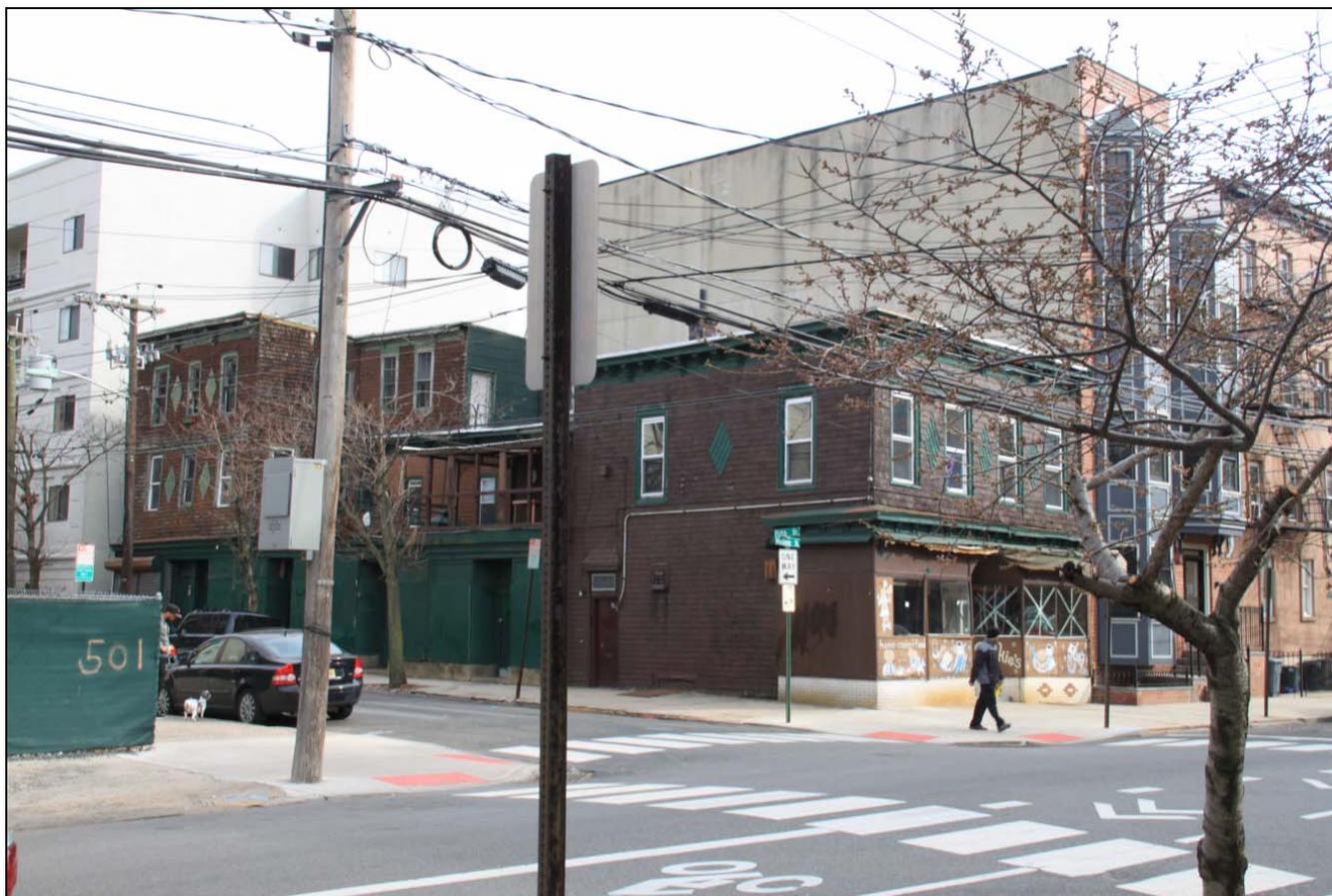
Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



423 Madison Street, 509-515 at Fifth Street, View Southeast

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

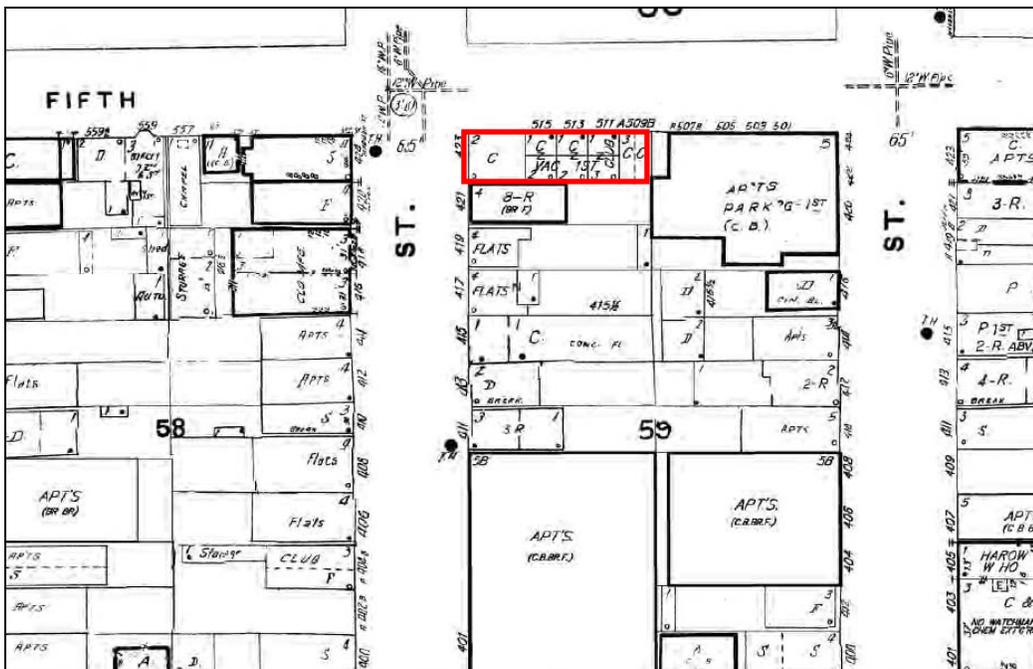
Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



423 Madison Street in 1891. Source: Sanborn Insurance Map of Hudson County, NJ vol. 7, sheet 20.



423 Madison Street/509-515 5th Street in 2006. Source: Sanborn Sheet 36.

Survey Name: **Hoboken RBDH**

Surveyor: **Deborah Van Steen**

Organization: **Dewberry**

Date: **September 8, 2016**

BASE FORM

Historic Sites #:

Property Name: Christopher Columbus Gardens (460 8th and 455 9th streets, aka 800-830 Adams Street)

Street Address: Street #: 460 (Low) (High) Apartment #: _____ (Low) (High)

Prefix: _____ Street Name: 8th Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 90

Local Place Name(s): Hoboken **Lot(s):** 1

Ownership:: Public **USGS Quad(s)** Jersey City, NJ

Photograph: Christopher Columbus Gardens, View Northwest



Description: The Christopher Columbus Gardens consists of two, seven-story, brick, X-plan residential high-rises. The two buildings are identical and are sited at opposite corners on one city block in a park-like setting. These modern apartments are utilitarian in design and lack ornamentation. The buildings are red brick, in common bond, have flat roofs with prominent brick elevator towers at the center and brick chimneys. The roofs are outlined with chain-link fence. The one-over-one double-hung windows are configured in pairs and individually; the windows are generally of two sizes. The buildings are surmounted by a simple cornice and coping.

Registration and Status Dates:

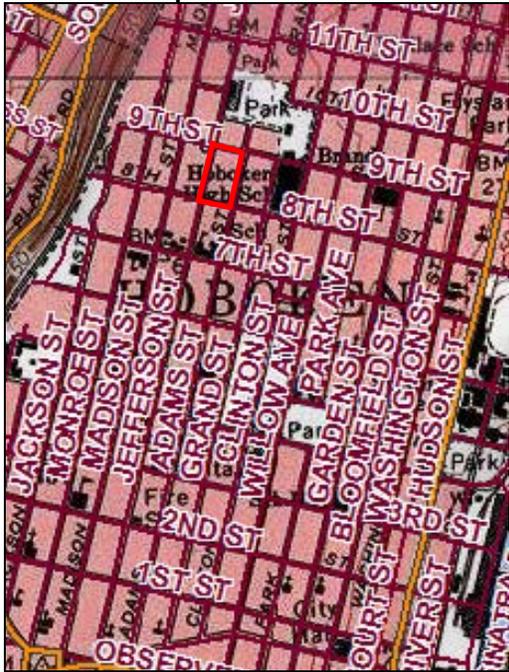
National Historic Landmark: _____	SHPO Opinion: _____
National Register: _____	Local Designation: _____
New Jersey Register: _____	Other Designation: _____
Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
 Surveyor: Deborah Van Steen
 Organization: Dewberry

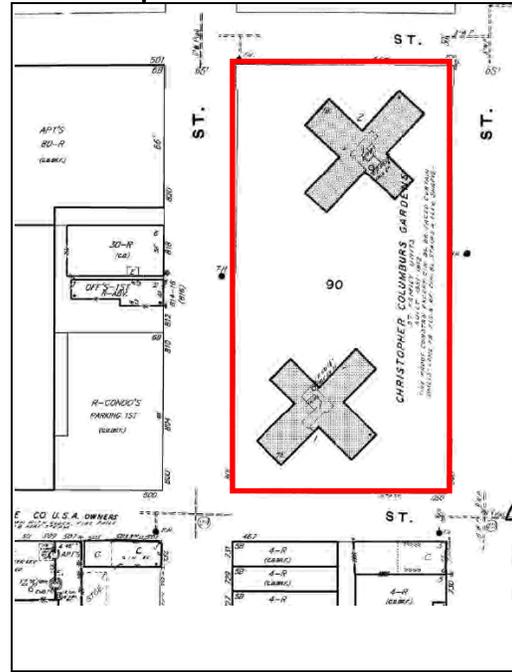
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources: See Continuation Sheet

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

HISTORIC DISTRICT FORM

Historic Sites #:

District Name: Christopher Columbus Gardens

County(s): Hudson **District Type:** Residential

Municipality(s): Hoboken **USGS Quad(s):** Jersey City, NJ

Local Place Name(s): Hoboken

Development Period 1951 To 1952 **Source:** Hoboken Housing Authority; Hoboken Historical Museum

Physical Condition: Good

Remaining Historic Fabric: High

Registration and Status Dates:

National Historic Landmark:	_____	SHPO Opinion:	_____
National Register:	_____	Local Designation:	_____
New Jersey Register:	_____	Other Designation:	_____
Determination of Eligibility:	_____	Other Designation Date:	_____

Description: Situated on 1.84 acres, the Christopher Columbus Gardens consists of two, seven-story, brick, X-plan residential high-rises. The two buildings are identical and are sited at opposite corners on one city block in a park-like setting. The block extends from 8th to 9th streets between Jefferson and Adams streets. These modern apartments are utilitarian in design and lack ornamentation. The buildings are red brick, in common bond, have flat roofs with prominent brick elevator towers at the center and brick chimneys. The roofs are outlined with chain-link fence. The one-over-one double-hung windows are configured in pairs and individually, and are generally of two sizes. The buildings are surmounted by a simple cornice and coping. Both buildings have an ADA ramp, edged with iron fence that wraps around the building and connects with the entrance, which is sited in the corner of the buildings facing the numbered streets.

Outside of each building and facing 8th and 9th streets, respectively, a raised brick planter with trees frames a seating area with two wood benches. The property has iron fences supported by brick piers extending around its periphery and along the inner walkways. The outer fencing is edged with hedges. Sidewalks, both concrete and brick, meander around and through the property, which has mature trees, grassy areas, and recreation facilities, such as playground equipment, between the two buildings. Parking extends along Jefferson and Adams Streets.

Survey Name: Hoboken RBDH Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Christopher Columbus Gardens
Historic Name: Christopher Columbus Gardens
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1951-1952 **Source:** Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: Ricker and Axt Architects **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** High
Style: Modernistic
Form: Apartment **Stories:** 7
Type: _____ **Bays:** _____
Roof Finish Materials: n/a
Exterior Finish Materials Brick, Common bond

Exterior Description: The Christopher Columbus Gardens consists of two, seven-story, brick, X-plan residential high-rises. These modern apartments are utilitarian in design and lack ornamentation. The two buildings are identical and are sited at opposite corners on one city block in a park-like setting. The buildings are red brick, in common bond, have flat roofs with prominent brick elevator towers at the center and brick chimneys. The roofs are outlined with chain-link fence. The one-over-one double-hung windows are configured in pairs and individually; the windows are generally of two sizes. The buildings are surmounted by a simple cornice and coping.

Interior Description: n/a

Setting: Christopher Columbus Gardens is located in an urban area in the City of Hoboken. Sited on a full city block, the two high-rises are at opposite ends of the block in a park-like setting.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: See Continuation Sheet

Significance: The Christopher Columbus Gardens is one of two projects that represent the first public housing to be constructed in Hoboken under the Public Housing Act of 1949. The Christopher Columbus Gardens is representative of the tower in the park-type of public housing and is typical of its type, described as high-rise apartments with a “stripped-down modern” appearance of institutional buildings.

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 Christopher Columbus Gardens is not recommended eligible for listing in the National Register. Although one of the first two projects to be built in Hoboken under the Public Housing Act of 1949, the Christopher Columbus Gardens is very typical of housing of the period. As a development of one block with two, seven-story buildings, it is modest in scale, and typical of other such projects, with the exception of the Andrew Jackson Gardens, also in Hoboken. As such, the Christopher Columbus Gardens does not appear to adequately meet the National Register Criteria for Evaluation.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property’s significance:

District
Building
Eligibility
Continuation

Narrative Boundary Description: The Christopher Columbus Gardens occupies a whole city block and is bounded by 8th Street on the south, Jefferson Street on the west, Adams Street on the east, and 9th Street on the north.

Survey Name: Hoboken RBDH

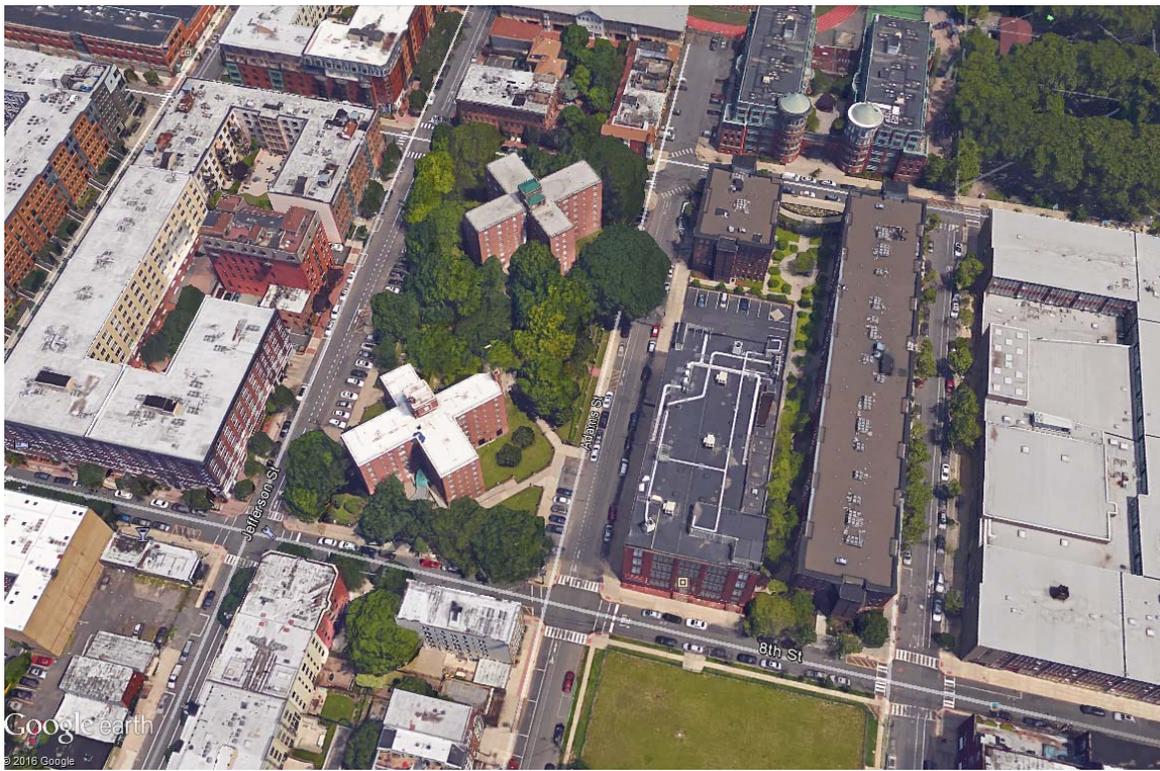
Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Bird's Eye View of Christopher Columbus Gardens, Looking North. Source: Google

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:

Bibliography/Sources:

- Armstrong, Robert. Hoboken in the 70s: Model Cities, Affordable Housing and the Future. Lecture presented at the Hoboken Historical Museum June 24, 2007.
- Gabrielan, Randall. *Hoboken History & Architecture at a Glance*. (Atglen, Pennsylvania: Schiffer Publishing Ltd., 2010)
- Garcia, Carmelo, Executive Director Hoboken Housing Authority. Interview conducted by Alan Skontra. Hoboken Stories: Remembering Storm Sandy. The Hoboken Historical Museum.
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- John Milner Associates, Inc. *Public Housing in New Jersey Historic Context Study*. Prepared for the Housing Authority of the City of Camden. (2001)
- National Park Service. *Public Housing in the United States, MPS* (Washington D.C.).
- New York Times. "Await Housing Grants." September 3, 1949.
- "Hoboken Project Approved." March 22, 1950
- Robinson, Judith and Laura Bobeczko, Robinson & Associates, Inc.; Paul Lusignan, National Park Service; and Jeffrey Shrimpton, The National Conference of State Historic Preservation Officers. *Public Housing in the United States, 1933-1949; a Historic Concept. Volume I*. Prepared for the U.S. Department of Housing and Urban Development, the U.S. Department of the Interior, and the National Register of Historic Places, Washington, D.C. 1999.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:

History and Historical Context

Christopher Columbus Gardens, along with the Andrew Jackson Gardens, constructed in 1952, represent the first public housing projects to be undertaken in Hoboken under the Public Housing Act of 1949. President Harry Truman's American Housing Act of 1949 (Title V of P.L. 81-171), a part of his Fair Deal initiative, provided, among other things, for federal financing for slum clearance programs associated with urban renewal and it extended federal money to build public housing. With passage of the act, Hoboken established its housing authority and made plans for improvements to the city. Hoboken and neighboring Jersey City officials were quick to apply for the Public Housing Authority Grants to finance construction of low-cost housing projects that would provide a total of 2,700 units to the two cities. The grants would provide for construction of new low-cost housing to replace the same number of sub-standard slum dwellings. In September 1949, Hoboken anxiously awaited approval of federal loans for construction of 700 housing units. In March 1950, the city announced that its \$8 million municipal low-cost housing project had been approved by the Federal Public Housing Administration. The proposed housing was to be located on two sites—the largest was to be located on Jackson and Harrison streets (Andrew Jackson Gardens) and a second, smaller project to occupy one city block between Adam and Jefferson streets and 8th and 9th streets (Christopher Columbus Gardens). At the same time, \$432,000 was earmarked by the Federal Housing Authority to be used for slum clearance. The project was put out to bid with the anticipation that it would be completed by the following year. When completed in 1952, the 700-unit housing project cost a reported \$10 million.

Postwar Period, Historical Context Public Housing New Jersey

The following is from the *Public Housing in New Jersey Historic Context Study* (West Chester, PA: John Milner Associates, Inc., 2001)

Under Title 42, The Public Health and Welfare, a goal of the Housing Act of 1949 was to provide "a decent home and a suitable living environment for every American family." The federal government sought to attain this goal by providing aid to cities in clearing slums and finding private developers for new housing. In passing the Housing Act, Congress created the Urban Redevelopment Agency and gave it the authority to subsidize three-fourths of the cost of local slum clearance and urban renewal.

Under the act, "primarily residential" and "blighted" urban areas could be condemned, cleared of buildings, and sold for private redevelopment. Congress also established the "Slum Clearance and Community Development and Redevelopment" program using federal funds to "assist local communities in eliminating their slums and blighted areas and in providing the maximum opportunity for the redevelopment of project areas by private enterprise." Under the 1949 act, the Wagner-Steagall Act (aka United States Housing Act of 1937) was amended to authorize loans and subsidies for approximately 800,000 low-rent housing units that were to be built in a six-year period, and then managed by local housing authorities. Some existing housing projects that had been constructed as war housing were converted to low rent housing under the amended act.

The Housing Act of 1949 was adapted to New Jersey's uses; legislation that almost mirrored the act was introduced in Trenton and passed into law (Title 55, Chapter 14A-34). Within a year, as required by both state and federal law, a number of municipal housing authorities added an Urban Redevelopment component.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:

Postwar Period, Architectural Context Public Housing New Jersey

The following is from the *Public Housing in New Jersey Historic Context Study* (West Chester, PA: John Milner Associates, Inc., 2001)

In 1939, the United States Housing Authority published, *Design of Low-rent Housing Projects: Planning the Site*, a publication that laid out principles to be followed in the planning of public housing complexes. The basic principal advocated was the use of the superblock, defined as “a relatively large area, usually containing one or more common open spaces, and bounded in whole or in part by through traffic streets, but not intersection by such streets.” This concept insured that the complex was separate from the city and not part of the urban fabric.

In the historic context, *The Public Housing in the United States, 1933-1949*; general characteristics of housing are described as:

Residential buildings are primarily three-to-five story walk-up apartment buildings or two-story rowhouses...The Primary construction material of most public housing projects is brick... Following the examples set by early, twentieth century Bauhaus design in Europe, and adhering to strict low-cost guidelines set by the Federal programs, most of these properties are of a functional, utilitarian design featuring long, unembellished lines, flat roofs, and minimal architectural decoration (Robinson et al:18).

Housing continued to reflect some of the concepts set forth in the earlier legislation, often brick utilitarian buildings set on superblocks. The number of buildings and residential units was not limited to a specific ratio. In the immediate postwar era (World War II) and continuing through the 1950s, local housing authorities continued to construct public housing complexes to accommodate the needs of poorer residents. These buildings, constructed in many of New Jersey’s larger cities, remained modern and brick.

Public housing had its critics, who commented on the monotony created by rows of mundane boxes that characterized buildings constructed through the various housing programs. With construction of the first high-rises in New York City in the late 1940s, views vacillated between those who voiced concerns to those who supported the high-rise housing. Scholar and advocate of public housing, Catherine Bauer Wurster, felt the projects consisted of “watered-down modernism” that “were likely to wreck the program” because they did not represent the way most people like to live. Walter Gropius, noted modernist architect and Dean of Architecture at Harvard, felt that “The multi-storied building is a direct embodiment of the needs of our age...where the disadvantages of a too much spreading type of urban development is to be avoided.” Multi-storied blocks were viewed as advantageous because they provided for more green and open spaces.

The Public Housing MPS sums up Public Housing After 1949:

“Despite its detractors, public housing had become an integral part of federal housing policy... Public Housing constructed in the United States after 1949 reflects changes in architecture, architectural theory, and public policy. The overall character of architecture of later public housing is a striking contrast to the public housing that had preceded it. The humanizing scale of earlier complexes, created by placing low-rise building within carefully landscaped settings, was replaced with high-rise towers set in large, open courtyards. The high-rise tower, viewed as a symbol of economic efficiency, social order, and modern design, replaced the low-rise building as the preferred type form public housing constructed after 1949.”

...later projects had a simple, unified appearance, and by virtue of their size and placement, stood apart from their surroundings, in contrast to the earlier small-scale projects that were designed to blend with their surroundings. The monotonous standardization “stripped modern” exterior architectural detailing gave later public housing a severe, institutional appearance, in contrast to the innovative designs and more residential quality of earlier complexes (National Park Service E66).

Later housing projects were also marked by greater density, smaller apartments, and fewer amenities.

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

BASE FORM

Historic Sites #:

Property Name: Church Towers

Street Address: Street #: 400 536 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Clinton Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 62, 71, 157

Local Place Name(s): Hoboken **Lot(s):** 1, 1, 1

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: Church Towers from 4th Street and Grand Street, View East



Description: Church Towers is a 402-unit affordable housing complex. The three, ten-story buildings occupy two blocks bounded by 4th and 6th Streets between Grand and Clinton Streets, and a part of the adjacent block at 5th Street between Clinton Street and Willow Avenue. Constructed circa 1967, the buildings are concrete block faced with light color, off-white brick. Banks of five windows with double-hung sash and fixed windows alternate with paired and individual double-hung sash and picture windows.

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

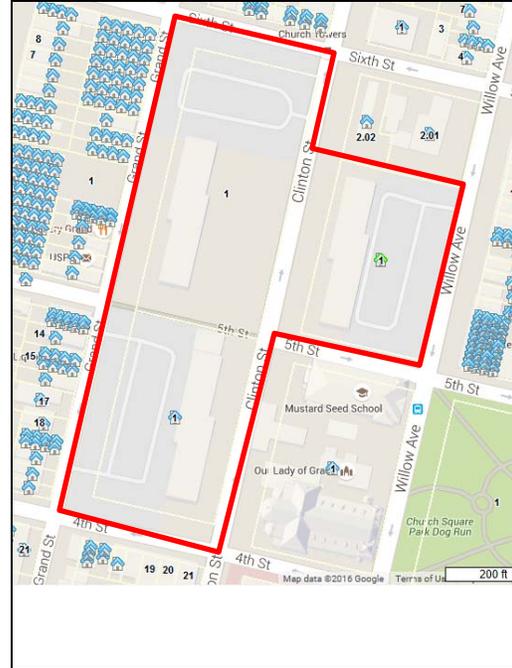
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources: See continuation sheet

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Church Towers
Historic Name: Church Towers
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1967 **Source:** Hoboken Planning Board; Gabrielan
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** High
Style: Modernistic
Form: Apartment **Stories:** 10
Type: _____ **Bays:** 16
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: Church Towers is a 402-unit affordable housing complex of three, ten-story buildings that occupy two blocks bounded by 4th and 6th Streets between Grand and Clinton Streets, and a part of the adjacent block at 5th Street between Clinton Street and Willow Avenue. Constructed in 1967, the buildings are concrete block faced with off-white brick and have a flat roof topped with an elevator house. 10 Church Towers has a single story wing at the north wall and prominent exterior chimney. The plan of each building is long and narrow and appears to be composed of two offset rectangles. The entrances are at the center of the long wall at the widest point where the rectangles overlap. The area around the entrance is recessed and has square piers, expanses of glass, and glass doors. The entrances are marked by contrasting red brick. The fenestration consists of banks of five windows that alternate fixed and double-hung sash, paired and individual double-hung sash, and picture windows. Chain-link fence surrounds the property. Pipe railing surrounds the rooftop.

Interior Description: n/a

Setting: Church Towers is located in an urban setting in central Hoboken. Two of the buildings are each sited on a whole block with parking and minimal plantings; the third building occupies most of a block and also has a large parking area.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: See continuation sheet

Significance: Planned by 1957, the site of the Church Towers apartment was the first clearance-based renewal project identified by the City of Hoboken. Clearance of the former lead pencil factory and neighboring tenements in 1963 paved the way for construction the Church Towers. The buildings are typical of housing towers popular in the mid-twentieth century.

**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: Church Towers, completed in 1967, is not recommended eligible for listing on the National Register. This apartment complex is one of several built in Hoboken. The complex is representative of high-rise housing towers and is neither an early example nor a noteworthy example of the type. The buildings, which have not yet reached the 50 year mark, do not meet criteria consideration g, which requires buildings less than 50 years of age to be of exceptional importance.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Historic District Form
Building Attachment
Eligibility Worksheet
Continuation Sheet

Narrative Boundary Description: Church Towers is roughly bounded by 4th, Grand, 6th and Clinton streets and most of the block between 5th, Clinton, Willow, and 6th streets.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8,
2016

CONTINUATION SHEET

Historic Sites #:

Bibliography/Sources:

- Armstrong, Robert. Hoboken in the 70s: Model Cities, Affordable Housing and the Future. Lecture presented at the Hoboken Historical Museum June 24, 2007.
- Gabrielan, Randall. *Hoboken History & Architecture at a Glance*. (Atglen, Pennsylvania: Schiffer Publishing Ltd., 2010)
- Hoboken Historical Museum. Collection online at <http://hoboken.pastperfectonline.com>.
- Hoboken Planning Board, City of Hoboken. "Land Use Plan Element," Hoboken Master Plan. 1978
- Hoboken Planning Board and Phillips, Preiss, Shapiro Associates, Inc. *Hoboken Master Plan*. April 2004.
- John Milner Associates, Inc. *Public Housing in New Jersey Historic Context Study*. Prepared for the Housing Authority of the City of Camden. (2001)
- National Park Service. *Public Housing in the United States, MPS* (Washington D.C.).
- Robinson, Judith and Laura Bobeczko, Robinson & Associates, Inc.; Paul Lusignan, National Park Service; and Jeffrey Shrimpton, The National Conference of State Historic Preservation Officers. *Public Housing in the United States, 1933-1949; a Historic Concept. Volume I*. Prepared for the U.S. Department of Housing and Urban Development, the U.S. Department of the Interior, and the National Register of Historic Places, Washington, D.C. 1999.

History:

The Church Towers development was completed in 1967. Located on the former site of the American Lead Pencil factory and the adjacent block, this housing project was identified in the Hoboken Master Plan of 1957.¹ In September 1956, the planning board passed a resolution to adopt the major elements of its first master plan. Providing a generous and optimistic description, the 1978 master plan places 1950s Hoboken as a "thriving employment center." The master plans noted, however, that the city's facilities were aging and that housing, industrial plants, schools, and other public buildings, water and sewer lines were in need of repair or replacement. Federally-aided housing programs were recommended as the best way to lift up the city.

Hoboken had completed its first public housing under President Harry Truman's American Housing Act of 1949 (Title V of P.L. 81-171), a part of his Fair Deal initiative, which provided, among other things, for federal financing for slum clearance programs associated with urban renewal and extended federal money to build public housing. With passage of the act, Hoboken established its housing authority and made plans for improvements to the city. The first two projects, Andrew Jackson Gardens and Christopher Columbus Gardens, were completed in 1952. These projects were followed by a two-tower, superblock tower in park development, the Harrison Gardens in 1959.

According to the Hoboken Planning Board, in 1957, the city "favored clearance over rehabilitation." The lead pencil facility on Clinton Street was the first site identified. Clearance of the area in 1963 paved the way for the Church Towers, described as "a superblock with 'tower in the park' design."

Postwar Period, Historical Context Public Housing New Jersey

The following is from the *Public Housing in New Jersey Historic Context Study* (West Chester, PA: John Milner Associates, Inc., 2001)

¹ Sources interchange the date of the master plan as 1956 and 1957.

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:

Under Title 42, The Public Health and Welfare, a goal of the Housing Act of 1949 was to provide “a decent home and a suitable living environment for every American family.” The federal government sought to attain this goal by providing aid to cities in clearing slums and finding private developers for new housing. In passing the Housing Act, Congress created the Urban Redevelopment Agency and gave it the authority to subsidize three-fourths of the cost of local slum clearance and urban renewal.

Under the act, “primarily residential” and “blighted” urban areas could be condemned, cleared of buildings, and sold for private redevelopment. Congress also established the “Slum Clearance and Community Development and Redevelopment” program using federal funds to “assist local communities in eliminating their slums and blighted areas and in providing the maximum opportunity for the redevelopment of project areas by private enterprise.” Under the 1949 act, the Wagner-Steagall Act (aka United States Housing Act of 1937) was amended to authorize loans and subsidies for approximately 800,000 low-rent housing units that were to be built in a six-year period, and subsequently managed by local housing authorities.

The Housing Act of 1949 was adapted to New Jersey’s uses; legislation that almost mirrored the act was introduced in Trenton and passed into law (Title 55, Chapter 14A-34) within a year, as required by both state and federal law, a number of municipal housing authorities added an Urban Redevelopment component. The Housing Act of 1949 initiated what would become the “urban renewal” program that would reshape American cities. The Act provided federal funding to cities to cover the cost of acquiring areas of cities perceived to be “slums”. Those sites were then given to private developers to construct new housing. The phrase used at the time was “urban redevelopment”. “Urban renewal” was a phrase popularized with the passage of the Housing Act of 1954, which made these projects more enticing to developers by, among other things, providing FHA-backed mortgages.

Postwar Period, Architectural Context Public Housing New Jersey

The following is from the *Public Housing in New Jersey Historic Context Study* (West Chester, PA: John Milner Associates, Inc., 2001)

In 1939, the United States Housing Authority published, *Design of Low-rent Housing Projects: Planning the Site*, a publication that laid out principles to be followed in the planning of public housing complexes. The basic principal advocated was the use of the superblock, defined as “a relatively large area, usually containing one or more common open spaces, and bounded in whole or in part by through traffic streets, but not intersection by such streets.” This concept insured that the complex was separate from the city and not part of the urban fabric.

In the historic context, *The Public Housing in the United States, 1933-1949*; general characteristics of housing are described as:

Residential buildings are primarily three-to-five story walk-up apartment buildings or two-story rowhouses...The Primary construction material of most public housing projects is brick... Following the examples set by early, twentieth century Bauhaus design in Europe, and adhering to strict low-cost guidelines set by the Federal programs, most of these properties are of a functional, utilitarian design featuring long, unembellished lines, flat roofs, and minimal architectural decoration (Robinson et al:18).

Housing continued to reflect some of the concepts set forth in the earlier legislation, often brick utilitarian buildings set on superblocks. The number of buildings and residential units was not limited to a specific ratio. In the immediate postwar era (World War II) and continuing through the 1950s, local housing authorities continued to construct public housing complexes to accommodate the needs of poorer residents. These buildings, constructed in many of New Jersey’s larger cities, remained modern and brick.

Public housing had its critics, who commented on the monotony created by rows of mundane boxes that characterized buildings constructed through the various housing programs. With construction of the first high-rises

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:

in New York City in the late 1940s, views vacillated between those who voiced concerns to those who supported the high-rise housing. Scholar and advocate of public housing, Catherine Bauer Wurster, felt the projects consisted of “watered-down modernism” that “were likely to wreck the program” because they did not represent the way most people like to live. Walter Gropius, noted modernist architect and Dean of Architecture at Harvard, felt that “The multi-storied building is a direct embodiment of the needs of our age...where the disadvantages of a too much spreading type of urban development is to be avoided.” Multi-storied blocks were viewed as advantageous because they provided for more green and open spaces.

The Public Housing MPS sums up Public Housing After 1949:

“Despite its detractors, public housing had become an integral part of federal housing policy... Public Housing constructed in the United States after 1949 reflects changes in architecture, architectural theory, and public policy. The overall character of architecture of later public housing is a striking contrast to the public housing that had preceded it. The humanizing scale of earlier complexes, created by placing low-rise building within carefully landscaped settings, was replaced with high-rise towers set in large, open courtyards. The high-rise tower, viewed as a symbol of economic efficiency, social order, and modern design, replaced the low-rise building as the preferred type form public housing constructed after 1949.”

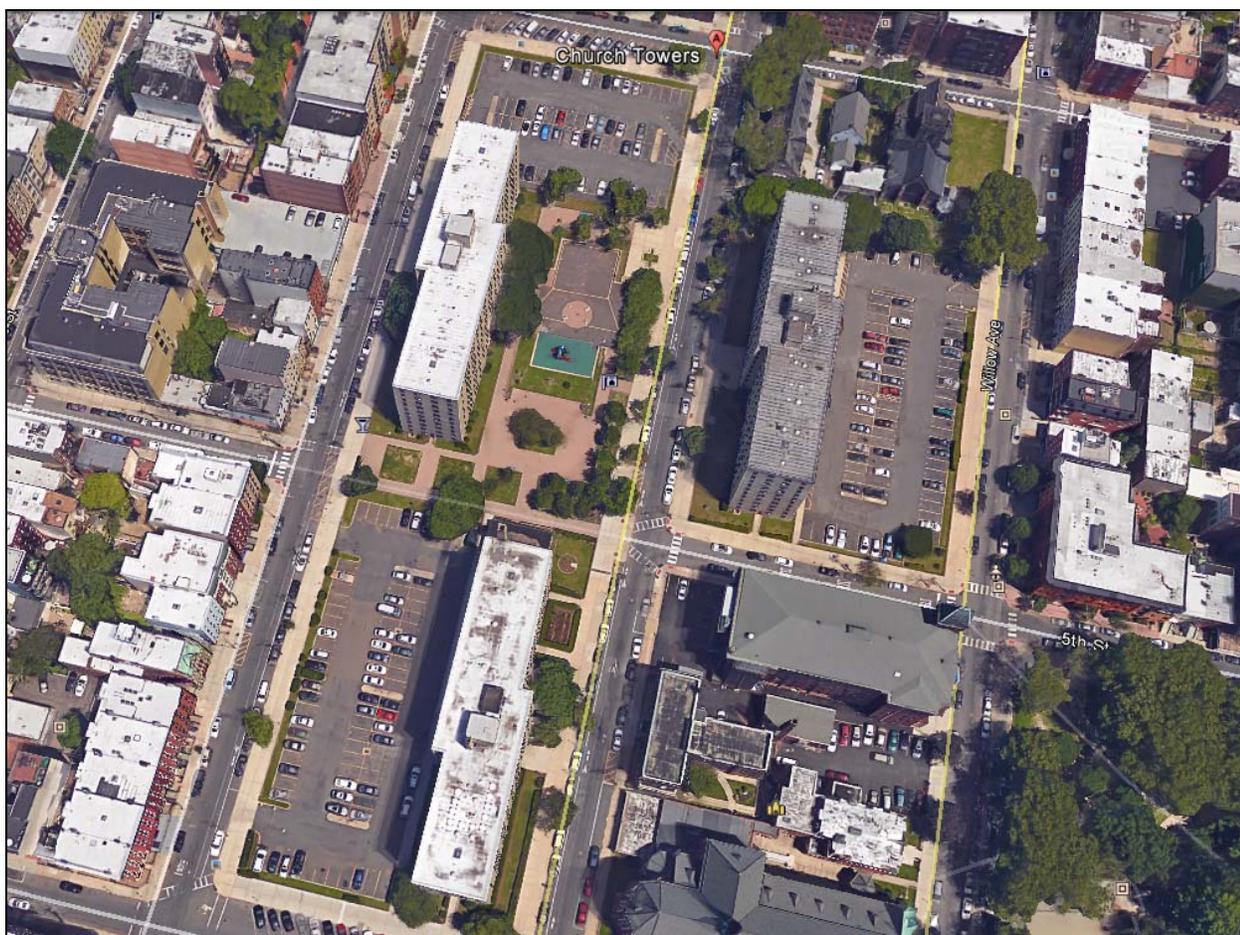
...later projects had a simple, unified appearance, and by virtue of their size and placement, stood apart from their surroundings, in contrast to the earlier small-scale projects that were designed to blend with their surroundings. The monotonous standardization “stripped modern” exterior architectural detailing gave later public housing a severe, institutional appearance, in contrast to the innovative designs and more residential quality of earlier complexes (National Park Service E66).

As the mid-century progressed, housing projects were marked by greater density, smaller apartments, and fewer amenities.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Aerial View Church Towers, View North

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



5 Church Towers, View Southeast from 6th Street

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



5 Church Towers, View Northwest from Willow and 5th streets

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



10 Church Towers, View Northwest from 4th and Clinton streets.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8,
2016

CONTINUATION SHEET

Historic Sites #:



15 Church Towers (right), 5 Church Towers (left), View South

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Demolition of the America Lead Pencil Company manufacturing complex and the block bounded by 5th, 6th, Grand, and Clinton streets looking southeast toward 5th and Clinton streets, circa 1963. (Source: Hoboken Historical Museum)

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



View of 6th Street between Grand and Clinton during demolition, circa 1963. (Source: Hoboken Historical Museum)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: Harrison Gardens

Street Address: Street #: 300 326 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Jackson Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 36, 46

Local Place Name(s): Hoboken **Lot(s):** 13, 1

Ownership:: Hoboken Housing Authority **USGS Quad(s)** Jersey City, NJ

Photograph: Harrison Gardens, View Northeast



Description: See continuation sheet

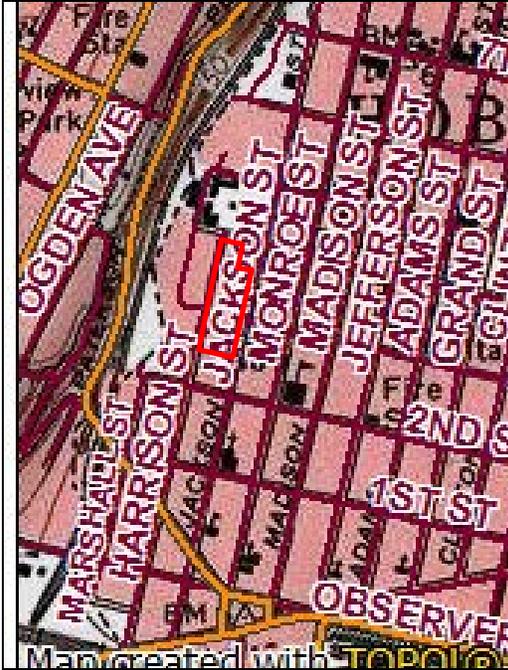
Registration and Status Dates:	National Historic Landmark: _____	SHPO Opinion: _____
	National Register: _____	Local Designation: _____
	New Jersey Register: _____	Other Designation: _____
	Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: Rebuild by Design Hoboken Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources: See continuation sheet

Additional Information: See Andrew Jackson Gardens – Hoboken Housing Authority Main Campus

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Harrison Gardens
Historic Name: Harrison Gardens
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1959 **Source:** Hoboken Housing Authority
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Modernistic
Form: Apartment **Stories:** 10
Type: _____ **Bays:** n/a
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: Harrison Gardens is a two-building public housing facility in the western area of Hoboken that extends from Harrison Street to Jackson Street, from a point to the south of 3rd Street to a walkway to the north of 3rd Street. Harrison Gardens and the adjacent Andrew Jackson Gardens complex form the major portion of the Hoboken Housing Authority's Main Campus. The Harrison Gardens buildings are 10-story, H-plan, brick high-rise apartments with a flat roof, and prominent brick chimney. Each roof has two brick elevator/mechanical houses and is edged with a metal fence. This utilitarian-design building is devoid of ornamentation; the building has a concrete foundation, one-over-one double-hung windows, and simple lintel courses at the lower stories. The two buildings face each other and a central courtyard that features seat-height brick walls, grassy areas, iron post-and-rail fence and gates, and paver-covered walkways. The entrances and building facades front on the courtyard. An open masonry post and lintel feature is set within the H-plan to bring some character to the façade and setoff the entrances, which have both stair and ramp access.

Interior Description: n/a

Setting: Located in an urban setting, the housing campus is near the Hudson-Bergen Light Rail. Former industrial blocks in this portion of the city have been replaced by residential development. The area is primarily residential and is dominated by public housing.

Survey Name: Rebuild by Design Hoboken Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: See continuation sheet

Significance: Harrison Gardens is representative of the superb block tower in the park design of public housing in Hoboken.

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: Harrison Gardens, constructed in 1959, is part of a larger public housing facility that has been renovated and no longer retains its architectural integrity. As an individual site, Harrison Gardens is not an early example of tower in the park architecture, nor is it the best example or the most representative of its type in Hoboken. Therefore, Harrison Gardens is recommended not eligible for listing in the National Register.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Historic District Form
Building Attachment
Eligibility Worksheet
Continuation Sheet

Narrative Boundary Description: The boundary consists of the outer lot limits of block 36, lot 13 and block 46, lot 1 in Hoboken.

Survey Name: Rebuild by Design Hoboken Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:

Bibliography/Sources:

Armstrong, Robert. Hoboken in the 70s: Model Cities, Affordable Housing and the Future. Lecture presented at the Hoboken Historical Museum June 24, 2007.

Hoboken Housing Authority, City of Hoboken. About Us. Accessed online at www.myhhanj.com/aboutus.html.

Hoboken Planning Board, City of Hoboken. "Land Use Plan Element," *Hoboken Master Plan*. 1978

Gabrielan, Randall. *Hoboken History & Architecture at a Glance*. (Atglen, Pennsylvania: Schiffer Publishing Ltd., 2010)

Garcia, Carmelo, Executive Director Hoboken Housing Authority. Interview conducted by Alan Skontra. Hoboken Stories: Remembering Storm Sandy. The Hoboken Historical Museum.

John Milner Associates, Inc. Public Housing in New Jersey Historic Context Study. Prepared for the Housing Authority of the City of Camden. (2001)

History and Historical Context:

Located in the westernmost section of Hoboken, the Harrison Gardens is a part of what Hoboken defines as its 17-acre main public housing campus. Harrison Gardens is east of the Andrew Jackson Gardens in the vicinity of 3rd and 4th streets, between Harrison and Jackson streets. The Andrew Jackson Gardens apartments, which are also considered part of the city's main public housing campus are at the east side of the campus between Harrison Street and the Hudson-Bergen Light Rail.

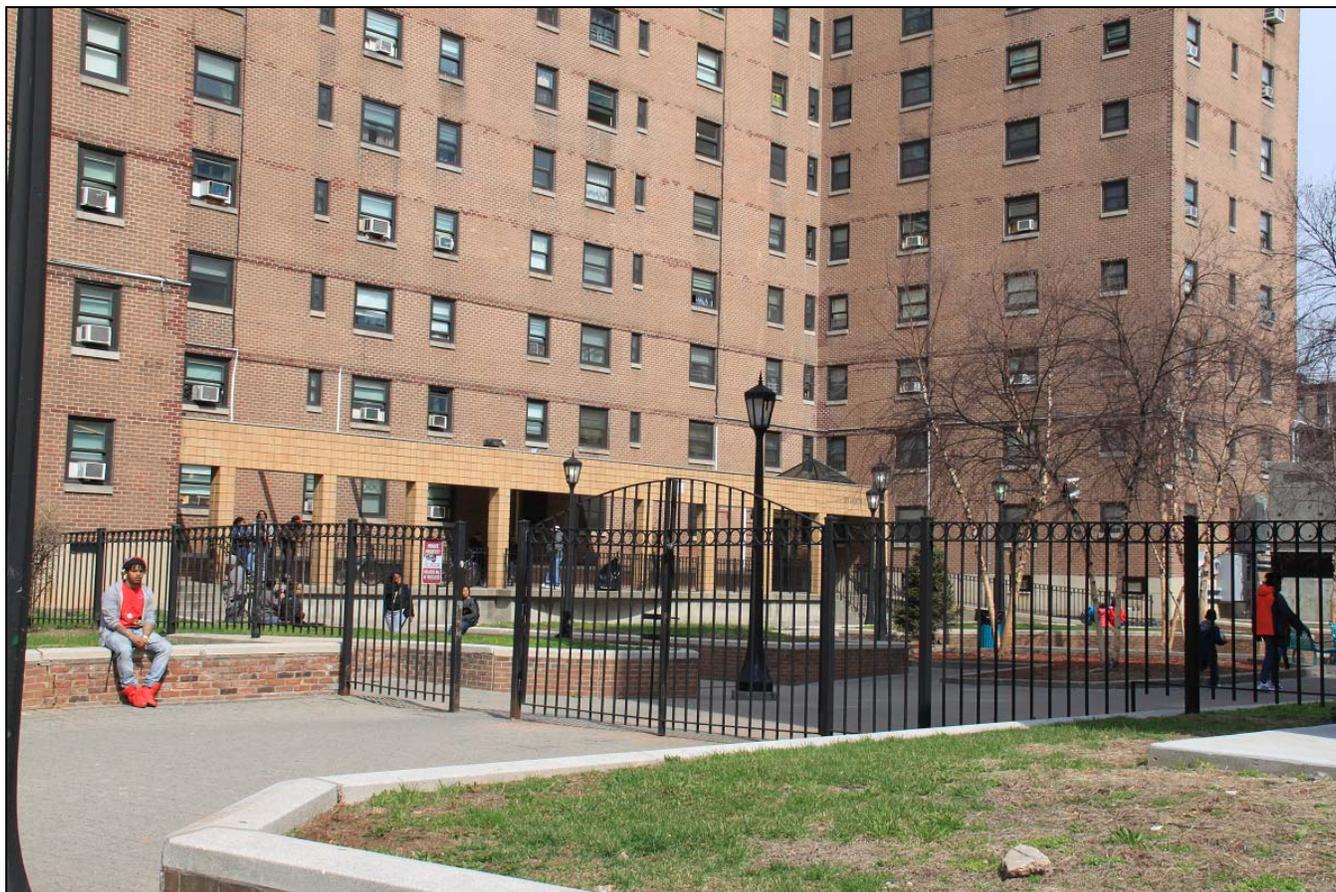
After the passage of the Housing Act of 1949, Hoboken initiated approval for its first public housing projects, Andrew Jackson Gardens and Christopher Columbus Gardens. The act provided, among other things, for federal financing for slum clearance programs associated with urban renewal and it extended federal money to build public housing. With passage of the act, Hoboken established its housing authority and made plans for improvements to the city. Hoboken and neighboring Jersey City officials were quick to apply for the Public Housing Authority Grants to finance construction of low-cost housing projects that would provide a total of 2,700 units to the two cities. It provided for the construction of the new low-cost housing to replace the same number of sub-standard slum dwellings. In September 1949, Hoboken anxiously awaited approval of federal loans for construction of 700 housing units in Hoboken. In March 1950, the city announced that its \$8 million municipal low-cost housing project had been approved by the Federal Public Housing Administration. At the same time, \$432,000 was earmarked by the Federal Housing Authority to be used for slum clearance. The project was put out to bid and it was anticipated that it would be completed by the following year. When completed in 1952, the 700-unit housing project cost a reported \$10 million.

Municipalities were soon encouraged to complete long range plans that identified public housing needs and future direction to be undertaken. In 1956-1957, Hoboken put together its first master plan. The plan favored clearance over rehabilitation. Buildings along the southwest side of the city continued to be demolished and in their place Harrison Gardens was constructed in 1959, expanding the facilities under the auspices of the Hoboken Housing Authority. Harrison Gardens, closed 3rd Street at Jackson Street, resulting in the superblock with "tower in the park" design.

Survey Name:	<u>Rebuild by Design Hoboken</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:



Courtyard and North Building entrance, View Northeast

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



South Building and Pocket Park/Playground, View Northeast

Survey Name: Rebuild by Design Hoboken

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Fenced Parking area, North Building, View Southeast

Survey Name: Rebuild by Design Hoboken

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: Hoboken Catholic Academy

Street Address: Street #: 555 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: 7th Street Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 75

Local Place Name(s): Hoboken **Lot(s):** 11

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: Hoboken Catholic Academy, View Southwest



Description: The Hoboken Catholic Academy is a U-plan, International Style school, with a flat roof, that was constructed circa 1954-55. Situated in the west side of the city, the school fronts on 7th Street and extends the length of the block between Madison and Monroe Streets. The building is composed of a one-story section on 7th Street that is flanked by a two-story wing with classrooms on the east, extending along Madison; a taller block at the west, extending along Monroe Street, contains a gymnasium.

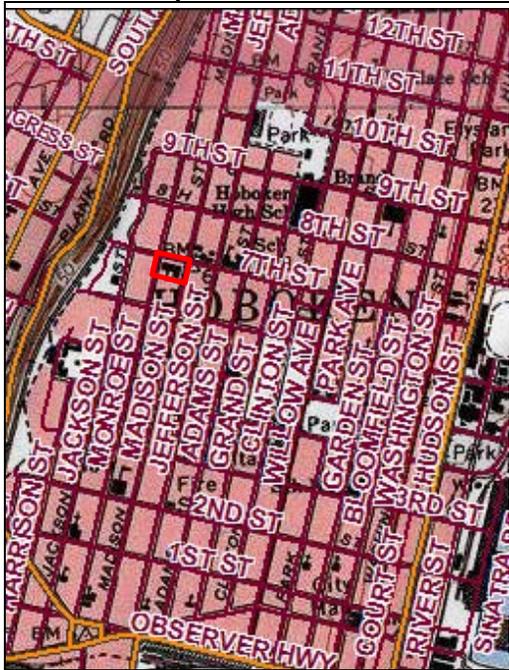
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

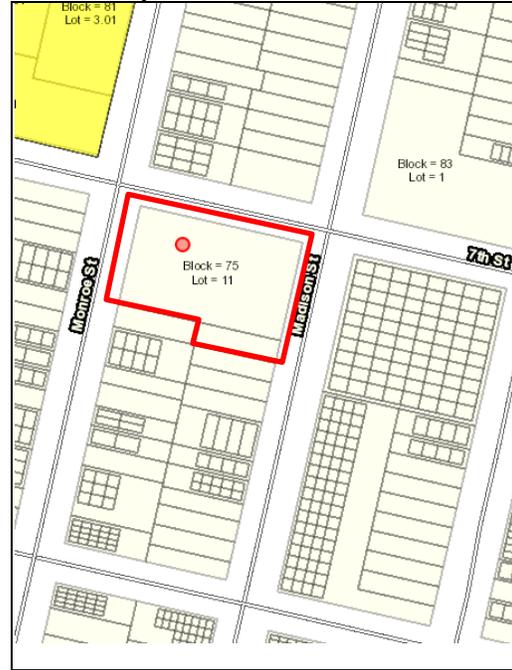
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources: See continuation sheet

Additional Information: St. Ann's R.C. Church is listed on the National Register under Criterion C for its architectural significance.

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Hoboken Catholic Academy
Historic Name: St. Ann's [Anna's] Elementary School
Present Use: Educational activity
Historic Use: Educational activity
Construction Date: 1954-55 **Source:** Date stone, Sanborn
Alteration Date(s): 2010 **Source:** Google historic imagery
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** High
Style: Other, International Style
Form: U-Plan **Stories:** 2
Type: Other **Bays:** _____
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: The Hoboken Catholic Academy is a U-plan, International Style school with a flat roof, constructed circa 1954-55. Situated in the west side of the city, the school fronts on 7th Street and extends the length of the block between Madison and Monroe Streets. The building is composed of three wings—a one-story section on 7th Street flanked by a two-story wing with classrooms on the east, extending along Madison Street; and a taller block at the west, extending along Monroe Street, that contains a gymnasium. The primary treatment of the façade (north wall) and exterior walls on the west and south is brick. The east wing, fronting on Madison Street, consists of large and small ribbon windows separated with bright red spandrels. The single-story portion of the 7th Street façade has a similar treatment with small ribbon windows and red panels. The windows in the gymnasium wing have six-light ribbon windows at the top of the wall. The building appears to be relatively intact with few alterations; a single-story detached building was added within the U in 2010 and is visible on aerial photographs.

Interior Description: n/a

Setting: The school is located in an urban setting. The surrounding neighborhood is primarily residential and consists of older development, former factory buildings converted to residential use, and housing of more recent construction.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: The Hoboken parish of Saint Ann was established in May 1900 to service the needs of an expanding Italian population. In 1927, the church was erected at the corner of 7th Street and Jefferson, one block east of where the school would later be built. The parish school was initially held in the parish hall, located around the corner on the church's property north of 7th Street on Madison.

By the early 1950s, Hoboken had identified programs to improve the housing and social welfare of the city. The first public housing projects were completed in 1952. In 1956-1957, the city created its first master plan and further reiterated the needs of the city. A component of the plan included upgrade of the schools as well as construction of new schools. Hoboken, which has historically been a city of immigrants since the second half of the nineteenth century, has a large Catholic population, each with its own church.

See continuation sheet

Significance: The Hoboken Catholic Academy demonstrates the Italian Catholic population of Hoboken's 3rd Ward's investment in its community and in the city's renewal. The school is representative of the International Style and its popular use in the design of school buildings during the period.

**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: Constructed circa 1954-1955 and dedicated in 1956, the Hoboken Catholic Academy (St. Anna's Elementary School) is typical of International Style school construction after World War II. One of two International Style schools in Hoboken, the building does not appear to be architecturally noteworthy or sufficiently historically significant to meet the National Register Criteria for Evaluation and is therefore, recommended not eligible for listing in the National Register.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Eligibility Worksheet

Continuation Sheet

Narrative Boundary Description: The boundary consists of the exterior lot lines of Block 75, Lot 11 in Hoboken, New Jersey.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8,
2016

CONTINUATION SHEET

Historic Sites #:

Bibliography/Sources:

Craig, Robert W. *New Jersey's Public School Buildings: A Brief Field Guide*. New Jersey Historic Preservation Office.

McVarish, Douglas C. *Saint Ann's Roman Catholic Church and Rectory, National Register of Historic Places Registration Form*. National Park Service 2015.

St. Ann. Parish History. Accessed online at <http://www.stannahoboken.com/index.php/parish-information/parish-history>.

Sanborn Insurance Maps. Hoboken. 1979.

Ziegler-McPherson, Christina. *Immigrants in Hoboken: One-Way Ticket, 1845-1985* (Charleston: The History Press, 2011).

History, continued:

The parish of St. Ann was formed by the growing Italian population in Hoboken. St. Ann's had a strong presence in the 3rd Ward of the city. After World War II, Father Mauro Landini was appointed priest of St. Ann's in 1947. Under his pastorate, he initiated renovations and improvements whereby the exterior of the church and rectory were refreshed and the sanctuary interior was painted with decorative artwork and bronze chandeliers installed to illuminate them. While the city was looking to improve schools, and built a new high school at the start of the 1960s, St. Ann's included a new school among its parish improvements and erected a new and modern school in their neighborhood a short distance from the church. The date stone was set in 1954 and the school opened the following year. In 1956, the new school was dedicated with Archbishop Thomas A. Boland presiding. Initially, the school was staffed by the Franciscan Capuchin Sisters of Ringwood, New Jersey. According to the Sanborn Insurance map in 1979, the school was known as St Anna's Elementary School. It continues to operate as a parochial elementary school, serving the children of Hoboken, and is called the Hoboken Catholic Academy.

Historical Context, International Style School Buildings:
(Adapted from Robert Craig, *New Jersey's Public School Buildings*)

The years following World War II, were a period of population growth and urban renewal. During the Baby Boom years (1946-1964) and for a decade thereafter, construction of new schools surged. Few improvements had been made during the depression and war years. To meet the population demands and upgrade facilities, a new type of building style was implemented. These schools were built in the International Style and "adhered to many of its dictums: a disdain for natural materials, historical detail, or symbolic ornament; combined with a frank expression of structural elements, simple massing, stark rectangularity, fluorescent lighting, and abundant use of glass and aluminum mullions." These schools were often one story with a flat roof and sometimes had a two-story component covering a portion of the building, as with the Hoboken Catholic Academy. Suburban and rural locations were most apt to consist of a building set on a large campus with space for athletic fields, lawns, and parking. Conversely, the urban school was more likely set on the end of a block or, in the case of the Hoboken High School, occupies the entire block. When the school facility was unable to furnish athletic fields, nearby municipal fields were used.

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:



Hoboken Catholic Academy at 7th Street and Monroe, View Southeast

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Hoboken Catholic Academy at Madison Street and 7th Street, View Southwest

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Hoboken Catholic Academy at Monroe Street and 7th Street, View Southeast

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

BASE FORM

Historic Sites #:

Property Name: Hoboken High School

Street Address: Street #: 800 832 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Clinton Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 153

Local Place Name(s): Hoboken **Lot(s):** 1

Ownership:: Public **USGS Quad(s)** Jersey City, NJ

Photograph: Hoboken High School, Primary Façade on Clinton Street, View Southwest



Description: The Hoboken High School is an International Style public high school that occupies the whole block bounded by 8th and 9th Streets and Clinton and Grand Streets. The building has a rectangular plan, is three stories high, and has a flat roof. The organization is symmetrical and consists of rows of large fixed windows with casements and colorful spandrel panels. The orientation is horizontal; the main entrance is centered at the façade (east wall) and surmounted by a segmental arch.

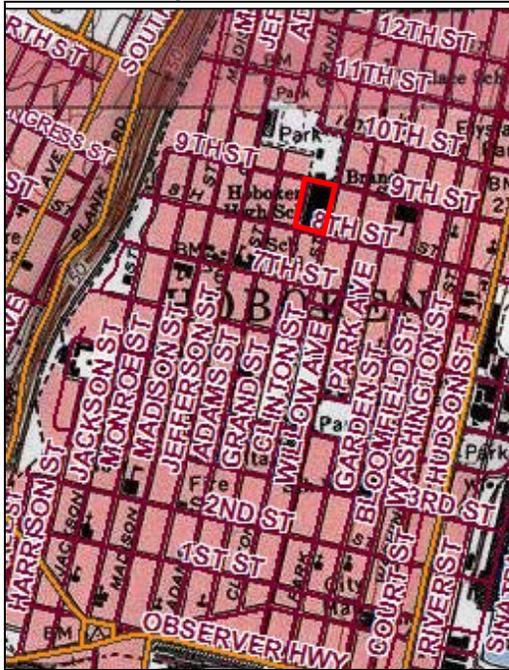
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

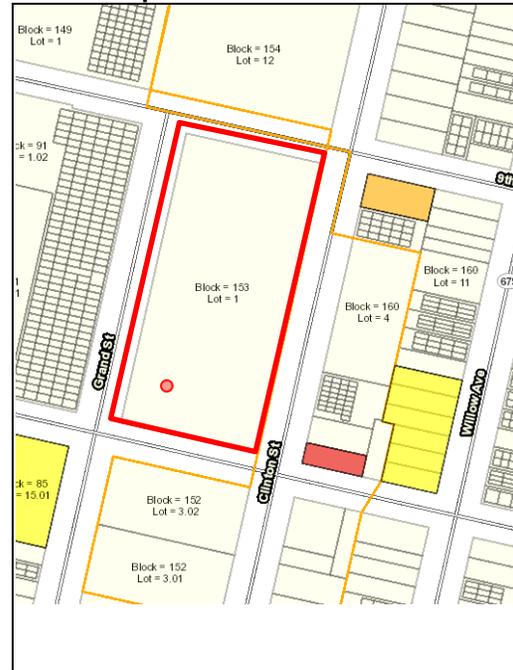
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

Craig, Robert W. New Jersey's Public School Buildings: A Brief Field Guide. New Jersey Historic Preservation Office.

Hoboken Board of Education. Program for the Dedication of the New Hoboken High School. November 3, 1962. Accessed at Hoboken Historical Museum online collections.

Hoboken Planning Board, City of Hoboken. Land Use Plan Element. Hoboken Master Plan. 1978.

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes

(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH Date: September 8, 2016
 Surveyor: Deborah Van Steen
 Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Hoboken High School
Historic Name: Hoboken High School
Present Use: Educational activity
Historic Use: Educational activity
Construction Date: 1962 **Source:** Hoboken Board of Education
Alteration Date(s): _____ **Source:** _____
Designer: William E. Lehman, Jr. **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Other, International Style
Form: U-Plan **Stories:** 3
Type: Other **Bays:** 17
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: The Hoboken High School is an International Style public high school that occupies the whole block bounded by 8th and 9th Streets and Clinton and Grand Streets. The building has a rectangular plan, is three stories high, and has a flat roof. The organization is symmetrical and consists of rows of large fixed windows with awning casements below and colorful spandrel panels. The orientation is horizontal and rhythmic. The main entrance is centered at the façade (east wall) facing Clinton Street and has two sets of double-leaf glass doors flanked by full-height windows, transoms above the doors and windows, and a zig zag metal hood. The entrance bay is surmounted by a segmental arch enframement. The south three bays of the Clinton Street façade are recessed at the first story, have half columns that rest on a stone wall that is flanked on each side by three steps and a secondary entrance. Due to the size of the building, each wall has multiple entrances. The north and south walls, 9th and 8th Streets, respectively, have full-height panels with "Hoboken High School" in large raised letters and secondary entrances. The base of the building is brick. A comparison of the 1962 photograph from the dedication booklet and the current view suggests that the spandrel panels have been replaced.

Interior Description: n/a

Setting: The Hoboken High School is located in an urban setting. The area is primarily residential, adjacent to Columbus Park, and near the J.F. Kennedy Stadium. The stadium fields are utilized by the school for athletic programs.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: See continuation sheet

Significance: The Hoboken High School is representative of the International Style school building applied to an urban context.

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 Hoboken High School, erected in 1962, is recommended not eligible for listing on the National Register. The school is representative of the International style and is not an early example or a noteworthy example. Comparison with the 1962 photography from the dedication of the school reveals that the windows and the spandrels have been replaced. As such, the Hoboken High School does not appear to adequately meet the criteria for evaluation.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment
Eligibility Worksheet
Continuation Sheet

Narrative Boundary Description: The boundary consists of Block 153 in Hoboken and is bounded by 8th Street, Grand Street, 9th Street, and Clinton Street.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:

History:

The Hoboken High School, constructed in 1962, was built as part of Hoboken's Master Plan to improve the city. Faced with areas defined as slums, abandoned manufacturing plants, and aging facilities, Hoboken identified elements of municipal improvement in its first master plan in 1956-1957. The program introduced by the master plan was one of renewal through clearance projects, construction of new housing, and repair and replacement of public buildings. Under the 1957 master plan, several proposals were included to improve Hoboken's educational facilities. Among these was construction of a new high school. By the time the master plan was evaluated in 1967 for the Planning Board Community Renewal Program, four out of five recommendations had been completed: a new high school; conversion of the Demarest and Brandt schools to junior high schools; and replacement of Wallace School.

The school was designed by architect, William E. Lehman, Jr. (1906-1981) of Newark. Limited information is available on the younger William E. Lehman. William Jr. is the son of William E. Lehman, Sr. (1874-1951), a noted New Jersey architect. The elder Lehman founded his own firm in 1896 and was joined in 1912 by his brother, David J. Lehman. William Jr. joined his father's firm in 1926. Prior to that he worked for the firm of Thomas W. Lamb in New York City. After his father's death, Lehman designed commercial and office buildings, libraries, shopping malls, and urban renewal projects. He undertook projects in New Jersey, New York, and Maryland.

The design of the Hoboken High School is compact as well as large in scale, consisting of a three-story building that covers an entire block. In the field guide to *New Jersey's Public School Buildings*, by Robert Craig, Principal Historic Preservation Specialist at the New Jersey Historic Preservation Office, Craig explains that in suburban and rural areas the International Style schools of the period were set on large tracts of land with room for athletic fields, lawns, and parking lots. These schools were generally one story under a flat roof and could include sections with multiple stories. However, such a design was not always a possible solution in densely populated urban centers where the International Style was applied to multi-story buildings. A stylistically similar urban school in New Jersey, the Newark Middle School (Luis Munoz Marin School), for example, is also three-stories in height. It, however has an inner courtyard, whereas the Hoboken High School utilizes the entire block. Likewise, the Camden Street School in Newark, although smaller, also has an interior courtyard.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Hoboken High School, 8th Street Facade, View East



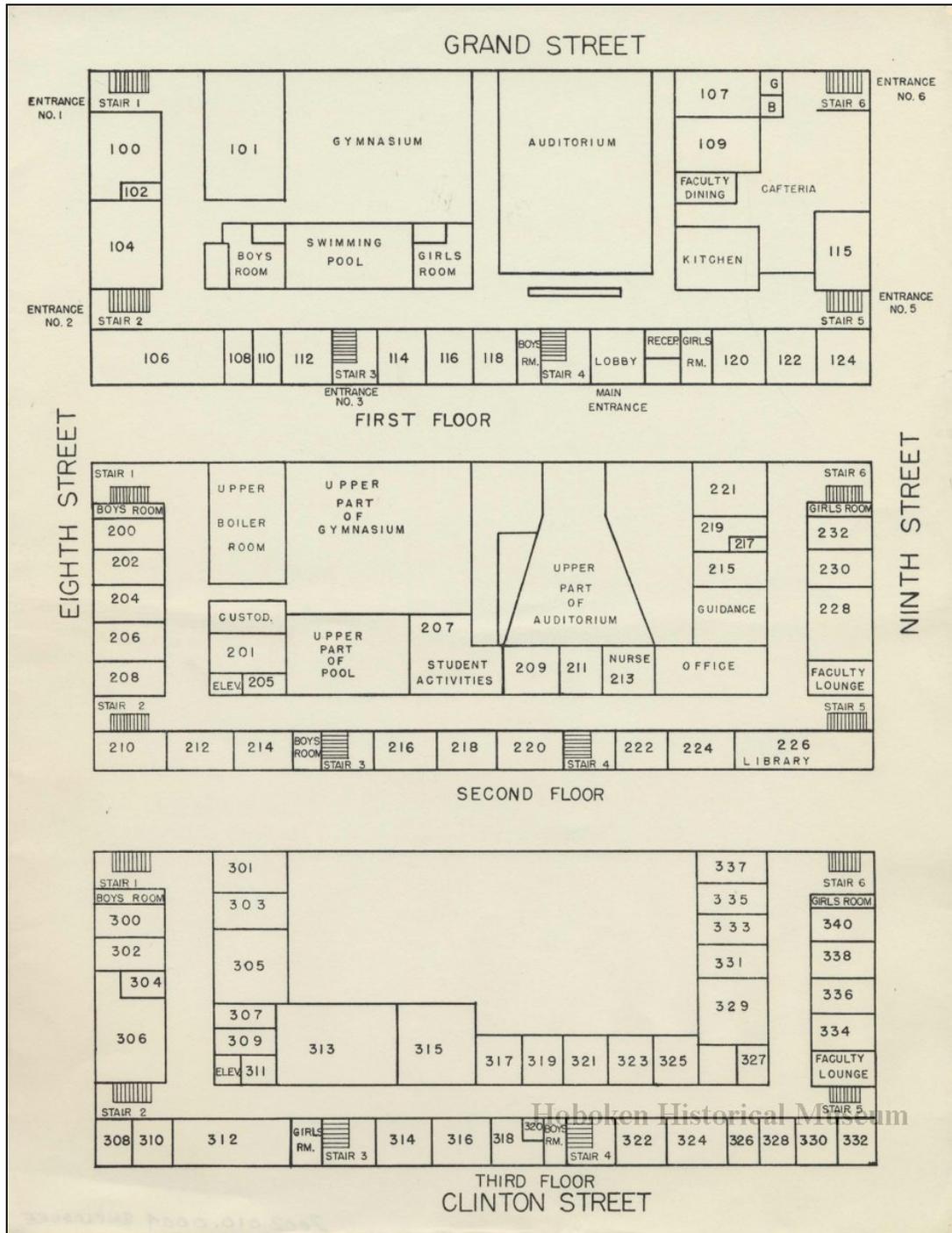
Hoboken High School, View Northwest

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



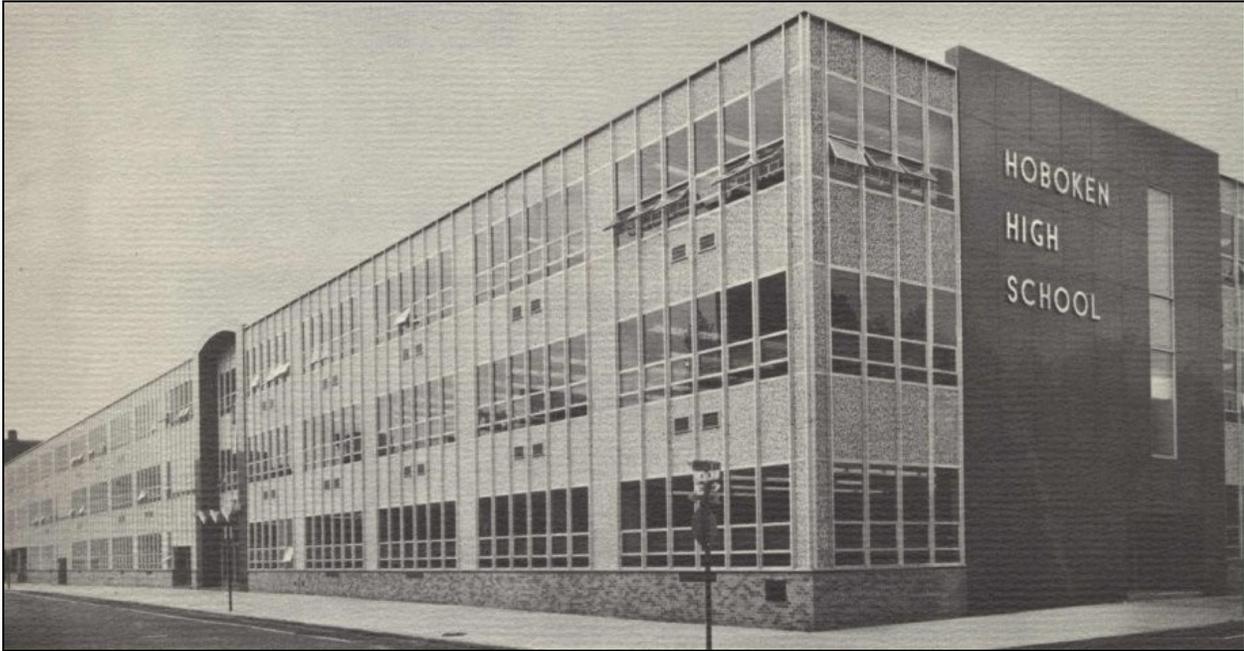
Hoboken High School, Floor Plan (Source: Hoboken Board of Education, School Dedication, 1962. Accessed online at Hoboken Historical Museum)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Hoboken High School in 1962 (above); Same view in 2016 (below). (Source: Hoboken Board of Education, School Dedication, 1962. Accessed online at Hoboken Historical Museum)



Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: Jerry Molloy Youth Center (Hoboken Recreation Center)

Street Address: Street #: 111 127 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Jefferson Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 30

Local Place Name(s): Hoboken **Lot(s):** 7

Ownership:: Public **USGS Quad(s)** Jersey City, NJ

Photograph: Hoboken Recreation Center (Jerry Molloy Youth Center), View Southeast



Description: See Building Attachment

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

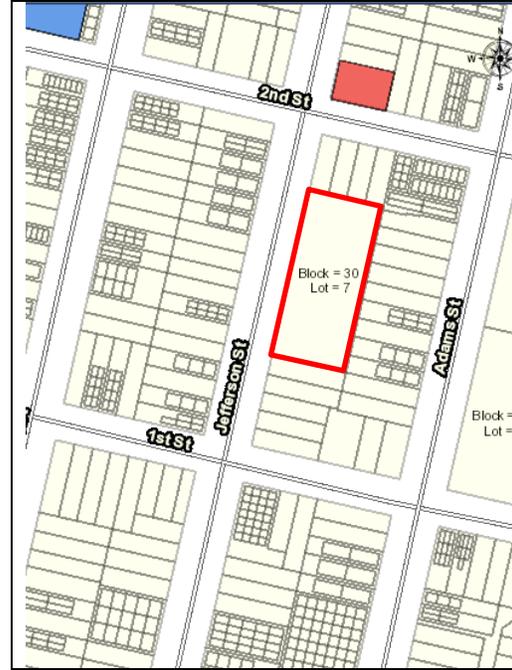
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:
See continuation sheet

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: Jerry Malloy Youth Center
Historic Name: Hoboken Recreation Center
Present Use: Recreation / Educational Activities
Historic Use: Active Recreation
Construction Date: 1935-1936 **Source:** Building plaque
Alteration Date(s): Circa 2015 **Source:** Davis
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Art Deco
Form: _____ **Stories:** 2
Type: Other **Bays:** 11
Roof Finish Materials: n/a
Exterior Finish Materials Brick

Exterior Description: This two-story brick-faced recreation building has a symmetrical composition with 11 bays. The roof is flat except for the center bay, which is surmounted by a metal-clad barrel roof flanked by shaped parapets. This central bay projects outward, has three one-over-one double-hung windows at the first story and one multi-light window at the upper story. On each side of the center bay is a recessed bay with tripartite windows on both stories. Beyond the recessed bays is a projecting entrance bay. Each entrance bay has a double-leaf metal door in a cast stone surround and a half-round hood edged with a pipe railing that serves as a balcony for the window above. The second story also has a double-hung window. The entrance bays are surmounted by a parapet with a half-round cutout. The end sections of the building have three bays, each with a double-hung window. The building also features cast lintels and sills, and lintel courses. Originally one-story, a second story with lighter color brick and windows to match has been added. Other alterations include replacement of the original steel multi-light casement windows with one-over-one double-hung sash throughout, the signboard in the center bay removed, and the entrance doors changed.

Interior Description: n/a

Setting: The Hoboken Recreation Building is set in an Urban setting in a predominantly residential neighborhood with new and old building stock.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: See continuation sheet

Significance: The building has significance as a WPA project undertaken in Hoboken, New Jersey. It is also significant for its association with community improvement projects in Hoboken.

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: Jerry Malloy Youth Center (former Hoboken Recreation Building) is not eligible for listing in the National Register. The distinctive steel casement windows have been removed and replaced with one-over-one sash; a second story has been built on the single-story end bays, the original signage removed, and the entrance doors changed. These alterations greatly diminish the architectural integrity such that the building no longer conveys its original design elements. As a result, the building does not appear to meet the Criteria for Evaluation.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment

Continuation Sheet

Narrative Boundary Description: The boundary is the exterior limits of Lot 7 in Block 30 in Hoboken, New Jersey.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:

Bibliography/Sources:

- Hague, Jim. Remembering Hoboken's sports heroes Annual Hall of Fame induction ceremony brings back a lot of memories. *Hudsonreporter.com*. May 24, 2005.
- Hoboken Recreation Center, Jefferson Street, Building date plaque.
- Davis, Carlo. HoLa looks at Multi-Service Center for expansion. *Hudsonreporter.com*. July 26, 2015.
- Greenberg, Gary, Executive Director Boys and Girls Clubs of Hudson County. Letter to the Editor. *Hudsonreporter.com*. March 3, 2012.
- Hague, Jim. Arricale remembered in Hudson Hall of Fame. *Hudsonreporter.com*. February 7, 2003.
- Hoboken Historical Museum. Online Collections. Hoboken Play Grounds Band; Recreation Center. (circa 1938).
- Hudson Historical Museum. Online Collections. Completes Quarter of Century Teaching Children How to Play. Unidentified newspaper clipping. On Julius Durstewitz.
- [The] Hudson Mile Square View. Boys & Girls Club violating terms of building lease with City of Hoboken. Accessed at www.kobokenhorese.com. August 3, 2011.
- McCann, Thomas H. and R. Beyer, Civil Engineers. Sketch made for the Board of Play Ground Commissioners of Hoboken, New Jersey. (Hoboken, 1909).
- Minervini Vandermark Architecture. Phased Expansion Projects at 111 Jefferson Street, Hoboken. Phase 2.
- [The] Robert L. Stevens Fund for Municipal Research in Hoboken. *A Directory of Public Officials, Educational, Civic and Charitable Organizations, Churches, and Religious Congregations of the City of Hoboken*. (Hoboken: The Ivins Printing and Publishing Co., 1911).
- Sanborn Insurance Maps, Hudson County, Hoboken, New Jersey. (1937, 1951, 1979, 1988).
- Whelan, Tom. Cage Officials Honor Gorton. *Herald Statesman*, Yonkers, New York. March 15, 1966.

History:

The Hoboken Recreation Center was constructed by the Works Progress Administration (WPA) in 1935-1936 on the former site of a lumber yard. By 1909 the city acquired property above 9th Street in the area of Grand and Clinton Streets for the Hoboken Park Playground, part of the Hudson County Park system. This was an early public recreation area in Hoboken. In 1909, the Board of Play Ground Commissioners of Hoboken designated seven lots on Jefferson Street in the center of block 30 between 1st and 2nd Streets as the location of one of three proposed playgrounds. The property was acquired and a small recreation center constructed on the site, which was the former Ingleson wood yard. The Jefferson Street playground as well as the other city recreation facilities were initially under the direction of Julius Durstewitz, Superintendent Hoboken Playgrounds. The Jefferson Street location became the center of the city's recreational programs as well as the offices for the Superintendent of Playgrounds. It was also the home of the playground band, which under the leadership of Durstewitz, provided musical instruction to hundreds of Hoboken youths.

In 1935-1936, a new building was erected at the Jefferson Street playground by the WPA. The WPA was created by Executive Order on May 6, 1935. The goal of the WPA was to establish and maintain projects benefiting the public good in order to create work for citizens who were unemployed and on relief.

The available Sanborn maps from the 1937 and 1951 indicate that the building was known as the Hoboken Recreation Building. By 1979, however, it was the home of the Hoboken Day Care Center, a designation that remained through 1988. The building was later renamed the Jerry Malloy Youth Center. Jerry Malloy has been described as a "legendary coach and Hudson County Toastmaster General." He was a baseball coach at St. Peter's College in the 1950s, and later served as Commissioner of Youth and Recreation in Hoboken. A Jerry Malloy Memorial award honors those for service to Hoboken's youth.

The building continues to be owned by the City of Hoboken; however, it has been leased to the Boys & Girls Club of Hudson County since the 1990s. The Boys & Girls Club has, in turn, leased most of the building's space to the

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:

Hoboken Dual Language Charter School (HoLa), which continues to occupy the space. While a second story has been added to the first story wings; plans are underway for additional expansion of the building.



Building Plaque, Hoboken Recreation Center (Jerry Molloy Youth Center).

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Hoboken Recreation Center (Jerry Molloy Youth Center), View Northeast

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Hoboken Playgrounds Field Band in front of Recreation Center, 113 Jefferson St., Hoboken, 1938, View South. (Source: Hoboken Historical Museum)



Hoboken Playgrounds Band in front of Recreation Center, 113 Jefferson St., Hoboken, ca. late 1930s, View Northeast. (Source: Hoboken Historical Museum)

Survey Name: Hoboken RBDH

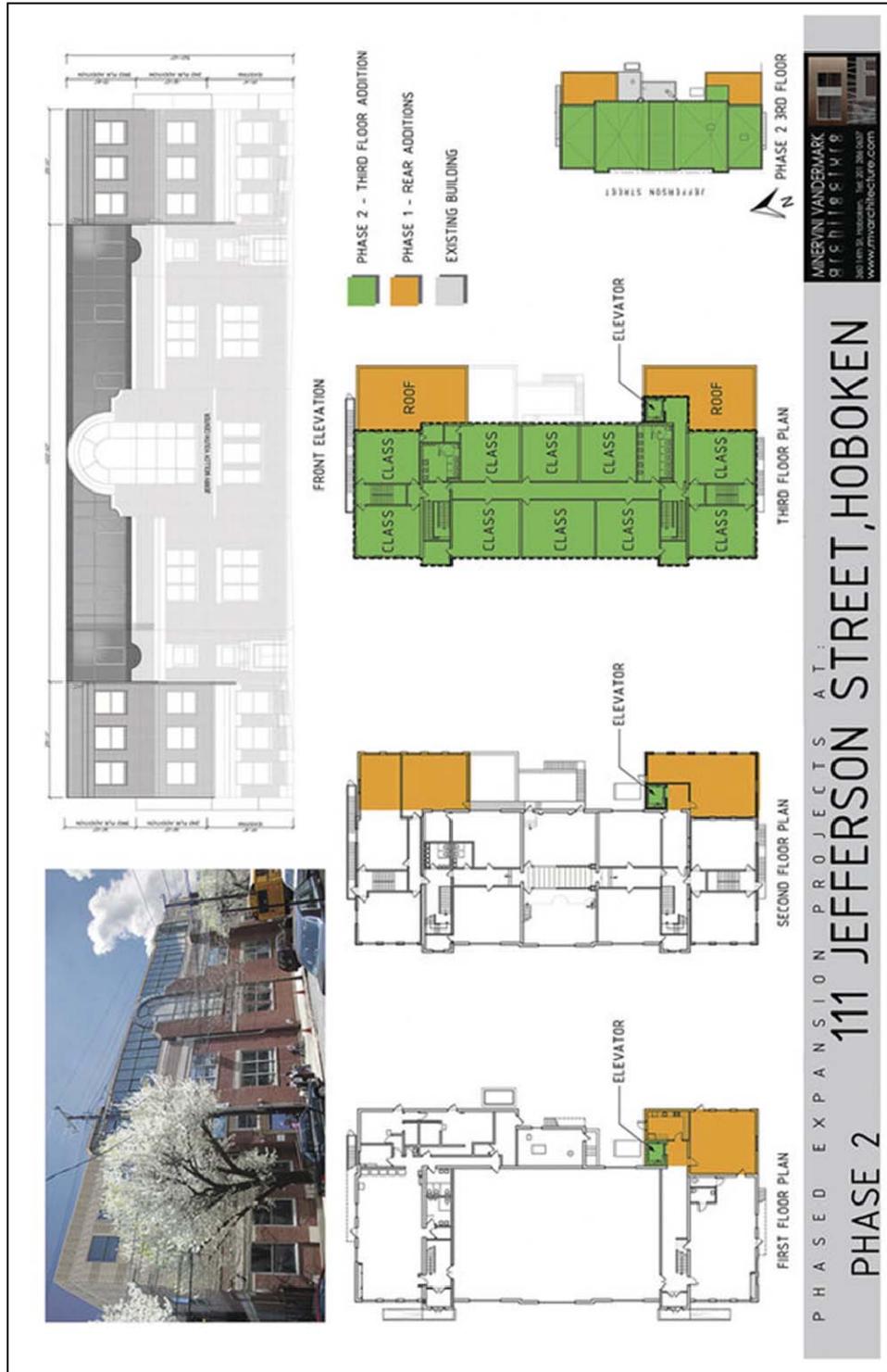
Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



Plan with Existing and Proposed Renovations to the Jerry Molloy Youth Center
(Source: Minervini Vandermark Architecture)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: 112, 114, 116, 118, 120 Jefferson Street

Street Address: Street #: 112 120 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Jefferson Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 29

Local Place Name(s): Hoboken **Lot(s):** 24 - 28

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: 112-118 Jefferson Street, View Northwest



Description: This group of five residential flats consists of one three-story building flanked by four-story buildings. The building at 112 Jefferson Street is a wood-frame structure faced with brick and 118 Jefferson has brick construction; the other three, 114, 116, 120 Jefferson, are wood structures.

Registration and Status Dates:

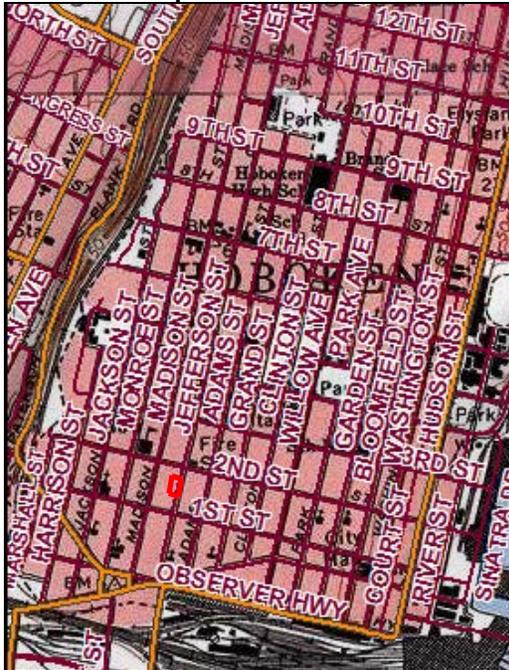
National Historic Landmark: _____	SHPO Opinion: _____
National Register: _____	Local Designation: _____
New Jersey Register: _____	Other Designation: _____
Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

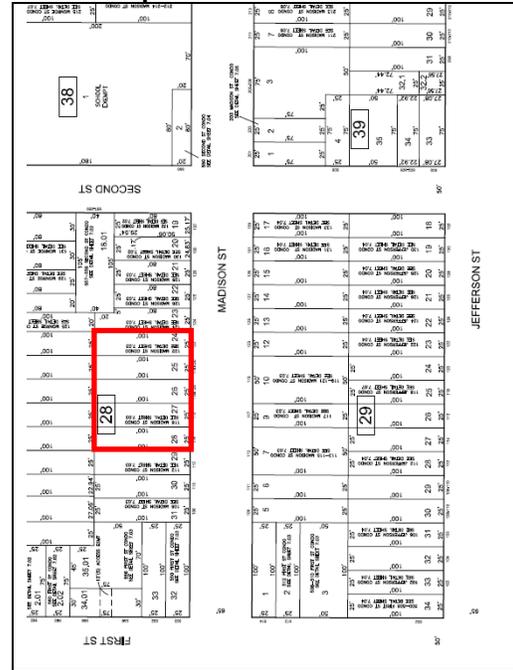
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources:

- Google Earth Maps. Streetview Imagery.
- Hoboken Tax Records
- G.M. Hopkins Co., Plat Book of Hudson County. Hoboken, Volume II (Philadelphia: G.M. Hopkins Co., 1909).
- Sanborn Insurance Maps. Hudson County, NJ, Volume 7 Hoboken, 1891 and 1937.

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
 (Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH
 Surveyor: Deborah Van Steen
 Organization: Dewberry

Date: September 8, 2016

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 112 Jefferson Street
Historic Name: 112 Jefferson Street
Present Use: Permanent
Historic Use: Permanent
Construction Date: Circa 1891 **Source:** Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** High
Style: Italianate
Form: Other **Stories:** 4
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: N/A
Exterior Finish Materials Brick, Common Bond

Exterior Description: This is a brick tenement, four over five bays, four stories high, on a basement. According to the 1891 Sanborn, the building is brick; however, the Hopkins 1909 Plat Book, indicates that it is a brick faced, wood-frame structure. The first story has five bays with the center entrance flanked on each side by two, tall double-hung windows. The entrance is within a wood paneled recess, has a raised stoop with iron railing, a single wood panel door with a single light in the top half, a transom, and a dentil hood. The upper stories have four bays with double-hung windows. All of the windows are one-over-one double-hung replacement sash, have stone sills, and dentil hoods. The façade is surmounted by a bracketed cornice. The area way is covered with concrete and the windows infilled; an entrance remains at the basement.

Interior Description: n/a

Setting: This group of buildings are located in an urban, predominantly residential area. A recreation center/school is located on the opposite side of the street. New construction is located at both ends of the row.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 114 Jefferson Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: Circa 1891 **Source:** Sanborn
Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Fair
Builder: _____ **Remaining Historic Fabric:** Low
Style: None
Form: Other **Stories:** 4
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: N/A
Exterior Finish Materials Asbestos Shingle

Exterior Description: The building at 114 Jefferson is a wood frame tenement, four over five bays and four stories high on a basement. The façade is sided with asbestos or other replacement material and has vinyl siding on the exposed portion of the north wall. The building has been stripped of all ornamentation and has one-over-one double-hung windows. The entrance is centered between two double-hung windows, has a stoop, and is sheltered by a metal awning. The area way is partially filled and the basement openings covered with plywood.

Interior Description: n/a

Setting: This group of buildings is located in an urban, predominantly residential area. A recreation center/school is located on the opposite side of the street. New construction is located at both ends of the row.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 116 Jefferson Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: 1883 **Source:** Tax Assessment
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: None
Form: Row **Stories:** 3
Type: _____ **Bays:** 4
Roof Finish Materials: N/A
Exterior Finish Materials Stucco

Exterior Description: This three-story wood-frame tenement has four bays at the first story and three bays above. The building has been stripped of all ornamentation and character defining features. The first story is at grade; it has bays with a square fixed window alternate with entrance bays. The upper story windows are one-over-one double-hung sash.

Interior Description: n/a

Setting: This group of buildings is located in an urban, predominantly residential area. A recreation center/school is located on the opposite side of the street. New construction is located at both ends of the row.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 118 Jefferson Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: Circa 1909 **Source:** Hopkins
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** High
Style: Renaissance Revival
Form: Other **Stories:** 4
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: n/a
Exterior Finish Materials Brick, Running Bond

Exterior Description: This is a four-story brick tenement, four over five stories on a basement. The first story has five bays with a center entrance flanked on each side by two, tall double-hung windows. The openings at the first story have pedimented hoods; the windows also have vertical sawtooth soldier spandrels. The single-leaf entrance has a multi-light and panel door, a transom, and stoop. A dog-tooth course separates the first and second stories. The second and third stories have flat hoods and a dog-tooth course between bays at the head and the base of the hood's brackets. The fourth story has course-work and pedimented hoods to match the first story. The windows are one-over-one double-hung replacements. The composition is crowned by a bracket and dentil cornice with swags on the frieze. Centered on the frieze is a square panel with a raised letter "H".

Interior Description: n/a

Setting: This group of buildings is located in an urban, predominantly residential area. A recreation center/school is located on the opposite side of the street. New construction is located at both ends of the row.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 120 Jefferson Street
Historic Name: _____
Present Use: Permanent
Historic Use: Permanent
Construction Date: Circa 1891 **Source:** Sanborn
Alteration Date(s): Aft. 2013 **Source:** Google imagery
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Renaissance Revival
Form: Other **Stories:** 4
Type: Other, Attached multifamily **Bays:** 5
Roof Finish Materials: n/a
Exterior Finish Materials Brick, Running Bond

Exterior Description: This building is a wood-frame tenement, four stories on a basement. The first story has five bays with a central entrance flanked by double-hung windows. The entrance has a contemporary door with glass in the top half, a transom, and a raised stoop edged with iron railings. The hoods and sills are composition and the windows are one-over-one double-hung replacement. A horizontal molding separates the second and third stories; the façade is surmounted by a bracketed cornice. The basement has scored stucco and casements.

This building was renovated sometime after September 2013, when the façade was re-clad and the brick was introduced. At this time, new windows were installed; the sills, hoods, and cornice were also installed.

Interior Description: n/a

Setting: This group of buildings is located in an urban, predominantly residential area. A recreation center/school is located on the opposite side of the street. New construction is located at both ends of the row.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: These properties were developed at the end of the nineteenth century and start of the twentieth century during a period when the demand for worker housing had increased sufficiently so that previously undeveloped lower-lying areas were built upon. Beginning in the 1880s, there was rapid growth in the city with the development of new factories and expansion of the steamship docks. Growth expanded to the north and west of the early city settlement.

In 1873, lots 25 and 26 (120 and 118 Jefferson, respectively) were owned by George S. Heim, possibly the source of the letter H on the cornice at 118 Jefferson. The buildings were initially constructed as tenements. In 1909, the lots had been developed and most of the buildings were of wood construction. According to the 1937 Sanborn, the three-story building at 116 Jefferson had been converted to a store. The remaining buildings remained residential. As the twentieth century progressed, Hoboken transitioned into a commuter city for New York City. With this transition, the need for local, community based businesses and organizations gave way to the demand for more housing; older buildings were renovated to provide more residential units.

Significance: The buildings are representative of residential development in Hoboken.

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 buildings at 112, 114, 116, 118, and 120 Jefferson Street are not recommended eligible for listing in the National Register. Of the five, only 112 and 118 Jefferson are relatively intact examples of typical tenement buildings found in Hoboken. The buildings at 114, 116, and 120 Jefferson have been altered such that they no longer retain their integrity due to a lack of visible historic fabric. Although 120 Jefferson resembles a historic building, it has been remodeled to mimic historic building elements. In addition, the buildings have no known association with historic events or persons important in our past.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachments (5)

Eligibility Worksheet

Continuation Sheet

Narrative Boundary Description: The boundaries are defined by the exterior lot lines associated with block 29, lots 24-28 in Hoboken, New Jersey.

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

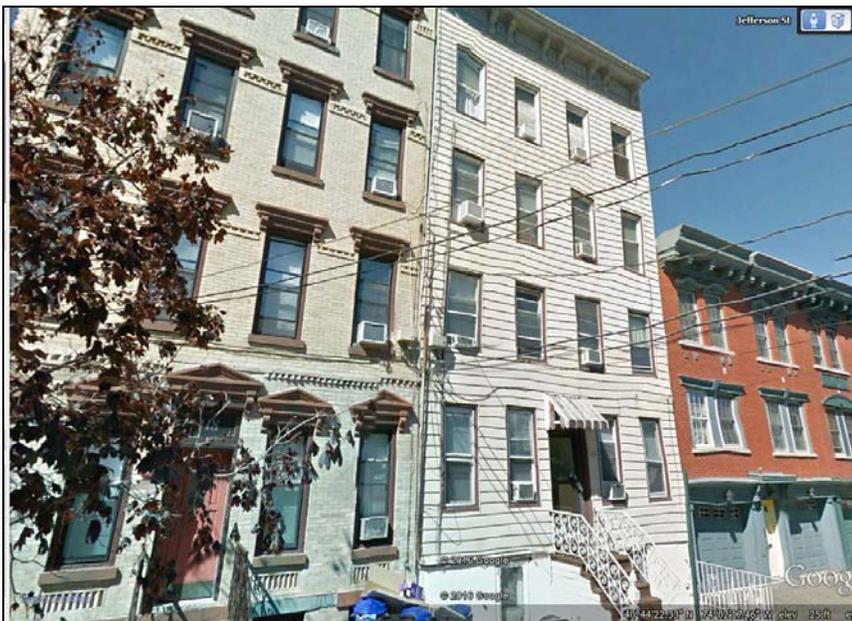
Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



118 and 120 Jefferson Street, View West



118 and 120 Jefferson Street, Google Imagery taken September 2013, showing 120 Jefferson before renovations.

Survey Name: Hoboken RBDH

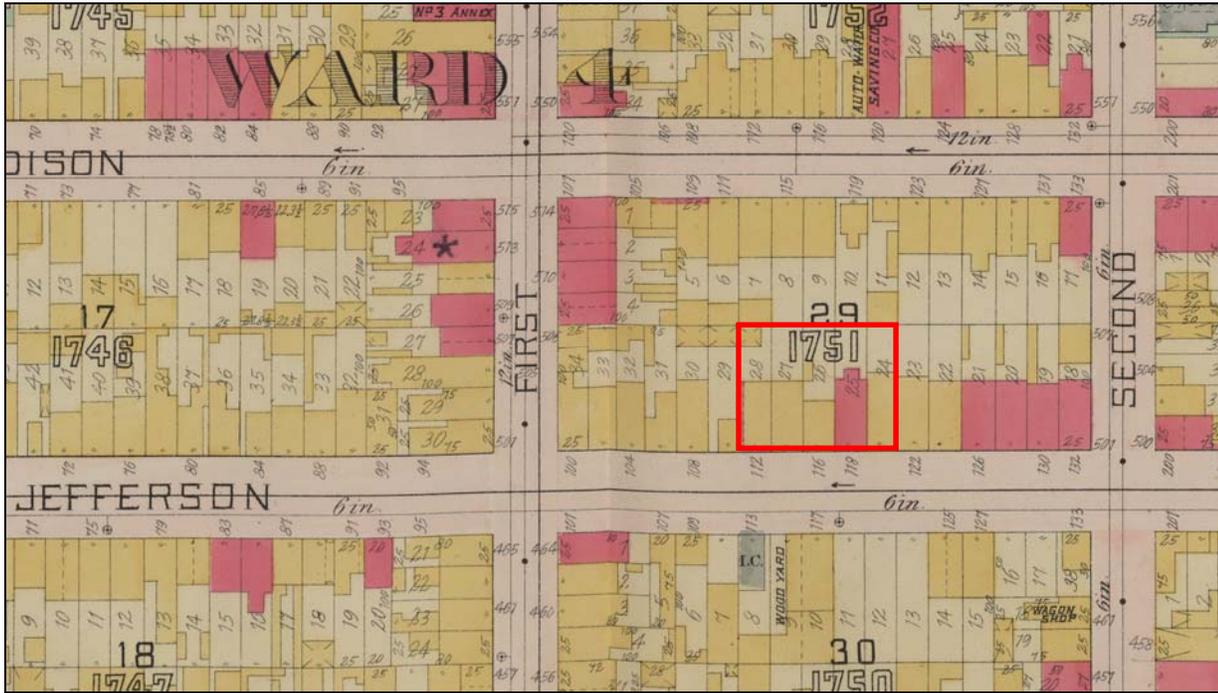
Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:



112-120 Jefferson as depicted on the 1909 G.M. Hopkins Co., Plat Book of Hudson County of Hoboken

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

BASE FORM

Historic Sites #:

Property Name: Former New Jersey Machine Corporation

Street Address: Street #: 1516 1530 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Willow Suffix: _____ Type: AVE

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 133

Local Place Name(s): Hoboken **Lot(s):** 9-17

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: Former New Jersey Machine Corp. Building, View Northwest



Description: The Former New Jersey Machine Corporation is a former industrial complex at the north end of the block extending along Willow Avenue, 16th Street, and Clinton Street. The building is a series of connected wings or buildings incorporated into a sprawling complex of one and two-story sections.

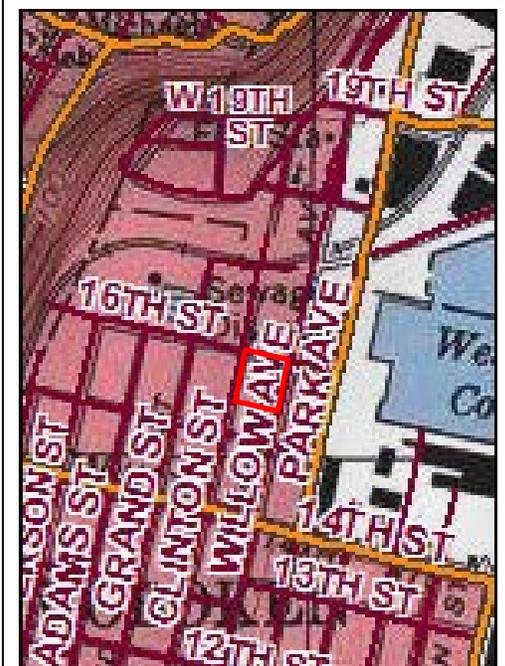
Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

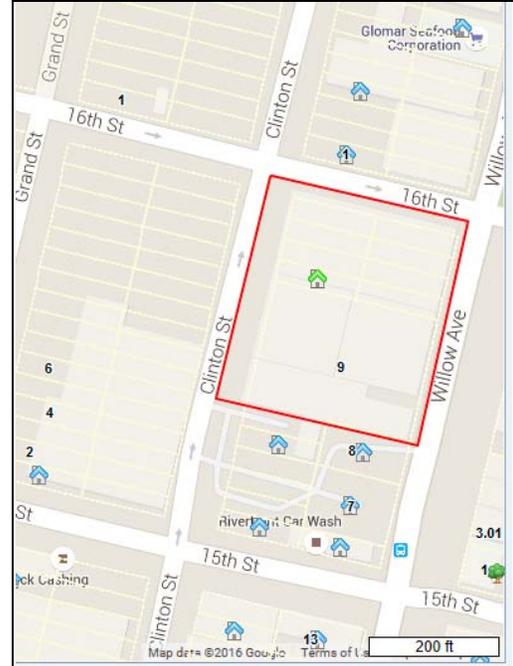
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources: See continuation sheet

Additional Information:

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

INDUSTRIAL BUILDING ATTACHMENT

Historic Sites #:

Common Name: 1520 Willow Avenue

Historic Name: New Jersey Machine Corporation Machine Shop and Offices

Present Use: Light Industrial

Historic Industry: Paper making machinery, manufacturers **Building ID:** n/a

Construction Date: Circa 1937 **Source:** Sanborn

Alteration Date(s): c. 1951, 1979 **Source:** Sanborn

Designer: _____ **Physical Condition:** Fair

Builder: _____ **Remaining Historic Fabric:** Low

Style: None

Length: 200 **Stories:** 1-2

Width: 100 **Bays:** 6

Exterior Finish Materials Brick

Foundation Materials: _____

Structural System: _____ **Roof System:** _____

Roof Finish Materials: Rolled Asphalt

Equipment/Machinery: _____

Transportation Links: _____

Exterior Description: The New Jersey Machine Corporation is a former industrial complex at the north end of the block extending along Willow Avenue, 16th Street, and Clinton Street. The building is a series of connected wings or buildings incorporated into a sprawling complex of one and two-story sections. The 1979 Sanborn shows the building in its present configuration. A large rectangular block, one and two stories high and 100 x 200 feet, extends from Willow Avenue to Clinton Street along 16th Street. At the corner of Willow Avenue and 16th Street, the building that fronts on Willow Avenue is two stories with a brick first story and a wood frame second story under a gable and shed metal-clad roof. The façade has six bays, a double-leaf glass entrance with glass block sidelights, a garage bay at the south end, and glass block windows. Clad with asbestos siding, steel multi-light factory windows are at the second story. The second story contained the offices.

Continuing along 16th Street through to Clinton Street, the Machine Shop is a brick-clad concrete block. A section, 25 x 100 feet, adjoining the offices on Willow, is two stories; the remaining section of the building is one story. The building features paired multi-light steel factory windows at the first story. The two story section has 11 bays. At the first story, two of the bays have double-leaf metal doors that appear to have replaced earlier garage bays. At the second story, ten bays have glass block with a small square light in the center that have replaced the paired windows; the last bay has a pedestrian door with iron fire escape. The first story brick has been painted. Rounding the corner and continuing along Clinton Street the roof is irregular in height and is surmounted by a monitor that extends parallel with 16th Street the length of the building until its intersection with the office. The Clinton Street façade has multi-light steel factory windows of various configurations and bays with rollup metal security doors.

Interior Description: N/A

Setting: The Former New Jersey Machine Corporation is located in a formerly industrial section of the City of Hoboken near its boundary with Weehawken. The area is closed to rail (present-day Hudson Bergen Light Rail), the Weehawken Bay and water transportation, and the 14 Street Viaduct. The area is in the process of renewal; industrial buildings in blocks to the east near the water have been demolished. The Hoboken athletic fields at Park Avenue are at the northeast corner of Willow Avenue.

Survey Name: Hoboken RBDH Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

INDUSTRIAL BUILDING ATTACHMENT

Historic Sites #:

Common Name: Burlington Coat Factory Warehouse

Historic Name: New Jersey Machine Corporation Assembly Buildings

Present Use: No Activity

Historic Industry: _____ **Building ID:** n/a

Construction Date: Circa 1951 **Source:** Sanborn

Alteration Date(s): Circa 1979 **Source:** Sanborn

Designer: _____ **Physical Condition:** Fair

Builder: _____ **Remaining Historic Fabric:** Low

Style: None

Length: 200 **Stories:** 1

Width: 100 **Bays:** n/a

Exterior Finish Materials Brick

Foundation Materials: _____

Structural System: _____ **Roof System:** _____

Roof Finish Materials: Rolled Asphalt

Equipment/Machinery: _____

Transportation Links: _____

Exterior Description: Continuing along Clinton Street the Assembly Building, formerly a Machine Shop, has a 100 X 100 foot section with a three-part sawtooth roof. This building has brick pilasters with iron columns, and a concrete floor. The curtain walls are filled with multi-light steel factory windows and concrete block knee walls and spandrels. To the south, the buildings continue through the block between Willow Avenue and Clinton Street, creating an L-plan Assembly extension to the Assembly Building. The through wing appears to be two, one-story buildings. At Clinton Street is a concrete block building with steel beams and flat roof (circa 1979). At the Willow Street end is the former Pattern Warehouse, which has brick piers, concrete block, iron columns and beams. Except for one door, the openings at the Willow Street façade have been infilled. A parking lot is located between the Pattern House and the Office/Machine Shop on the north side and parking is also on the south. A small warehouse is appended to the south wall of the Assembly building, mid-block. The entrance is at the south wall of the former warehouse, is covered by a rollup metal security door, and has raised lettering with Burlington Coat Factory Warehouse above. Openings also face the parking on the north side.

Interior Description:

Setting: The Former New Jersey Machine Corporation is located in a formerly industrial section of the City of Hoboken near its boundary with Weehawken. The area is closed to rail (present-day Hudson Bergen Light Rail), the Weehawken Bay and water transportation, and the 14 Street Viaduct. The area is in the process of renewal; industrial buildings in blocks to the east near the water have been demolished. The Hoboken athletic fields at Park Avenue are at the northeast corner of Willow Avenue.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

ELIGIBILITY WORKSHEET

Historic Sites #:

History: See continuation sheet

Significance: The Former New Jersey Machine Corporation complex is typical of manufacturing facilities.

**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 Former New Jersey Machine Corporation complex, constructed between circa 1937 and 1979, is not recommended eligible for listing in the National Register. The building is typical of manufacturing buildings of its period; this location is not the first location for this firm; and, it is not an architecturally significant complex in terms of manufacturing and industrial history in Hoboken. Although many former industrial buildings have been lost, Hoboken continues to retain structures of longer and more noteworthy historical associations. The building also appears to lack in architectural integrity due to the degree of change to the complex over time.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: _____ Non Contributing: _____

For Individual Properties Only:

List the completed attachments related to the property's significance:

Building Attachment (2)

Eligibility Worksheet

Continuation Sheet

Narrative Boundary Description: The property consists of the exterior lot line formed by block 133, lots 9-17 in Hoboken, New Jersey, and is further bounded to the north by 16th Street, to the east by Willow Avenue, and to the west by Clinton Street.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:

Bibliography/Sources:

Hoboken411. Miss Burlington Coat Factory? Burlington Coat Factory in Hoboken was Great. Online publication accessed <http://hoboken411.com/archives/455>. Thursday, February 19, 2015
Hoboken City. Tax Assessment Records.
Hopkins, G.M. *Plat Book of Hudson County, Volume II* (Philadelphia: G.M. Hopkins, 1923).
Sanborn Insurance Maps. Hudson County, Volume 7 Hoboken. 1937, 1988, 2006.
Zingman, Elan I. *Hoboken, New Jersey: A Physical and Social History*. 1978 (1979).

History:

Constructed between circa 1937 and 1979, the Former New Jersey Machine Corporation complex developed in the northern area of Hoboken during the interwar years. The Hopkins Plat Book in 1923 indicates that this was the site of U.S. Mobile Ordnance Manufacturing. According to the 1937 Sanborn map, the wood buildings formerly at the north end of the block, comprising a complex measuring approximately 100 x 200 feet along 16th Street, were replaced by the facilities of the New Jersey Machine Corporation. Sanborn noted that the facility contained "automatic machines for box labeling and gumming machine shop" and a carpentry shop. In 1937, the "walls are mostly glass between wooden uprights." The south wall is a brick firewall. The date that this area was faced with brick is unknown. By 1951, the Sanborn map indicates that two new buildings had been built: the Machine Shop (in 1979 designated as "Assembl'g") on Clinton Street and the Pattern House on Willow Avenue (also designated as "Assembl'g" in 1979). In 1979, these buildings had been connected through from Clinton Street to Willow Avenue and a small warehouse had been added at the south.

According to the company's history, the New Jersey Machine Corporation began in 1915 in Hoboken as the Gefey's Machine Company. The firm was established by William Grupe, Sigurd Severson, and Martin Feybusch. The three men were emigrants from Germany and realized that due to World War I, certain "classes of paper box and gluing machinery could no longer be brought in from Europe." This led them to develop the first automatic gluer for shoe boxes. William Grupe and Sigurd Severson moved to other industries; Martin Feybusch became the sole owner of the firm. In 1918, he reorganized the company and changed the name to the New Jersey Machine Corporation. The first manufacturing plant was located on the northeast corner of 14th and Clinton streets. By 1937, the manufacturing plant had moved to 16th Street between Clinton Street and Willow Avenue. The company, which is still in business, celebrated its 100th anniversary in 2015. It is unclear when New Jersey Machine Corporation vacated its complex in Hoboken. For several years, the southern portion of the complex was the location of the Burlington Coat Factory Warehouse. This store closed as a result of Hurricane Sandy. The entire block is currently owned by the Rockefeller Group, a real estate development firm.

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:



Former New Jersey Machine Corporation, 16th Street from Willow Avenue. View southwest.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Former New Jersey Machine Corporation, Patten House/Assembly Building, Willow Avenue. View West.

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Former New Jersey Machine Corporation Bird's Eye View Southwest (Source: Google Maps)

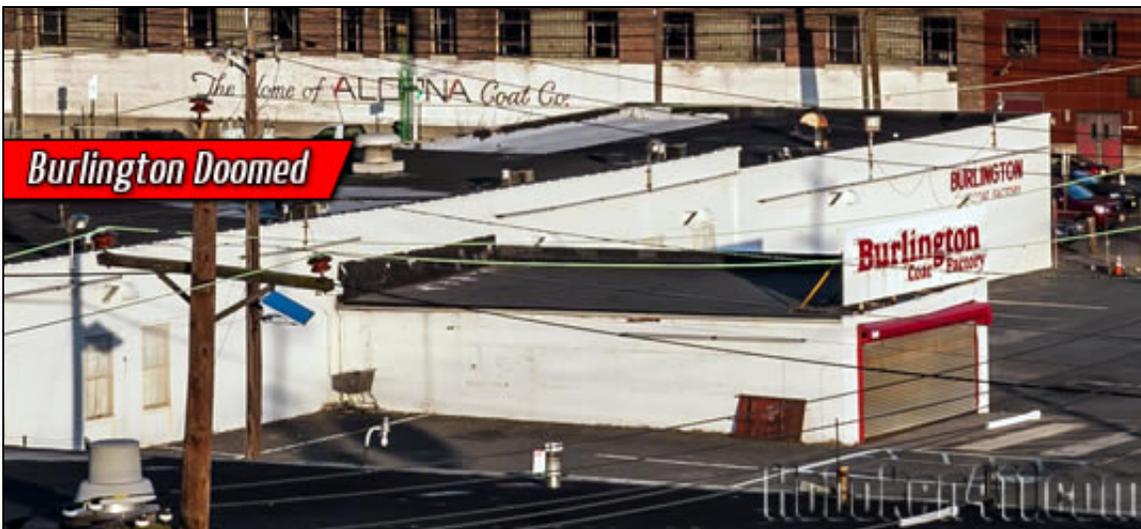


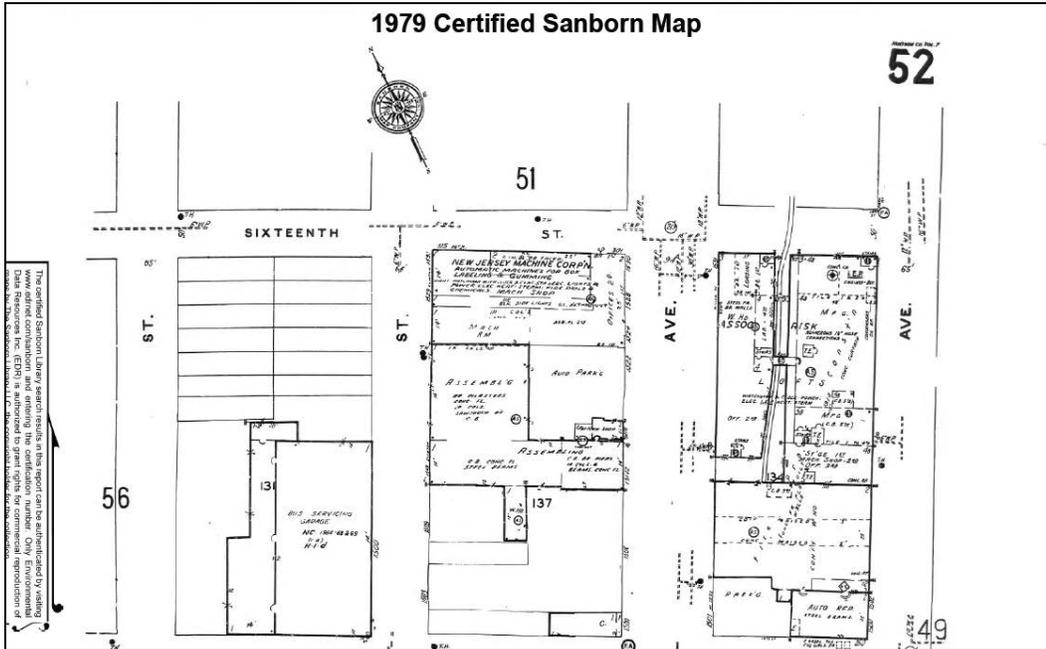
Image of former Burlington Coat Factory Warehouse site, View Northeast. (Source Hoboken411)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

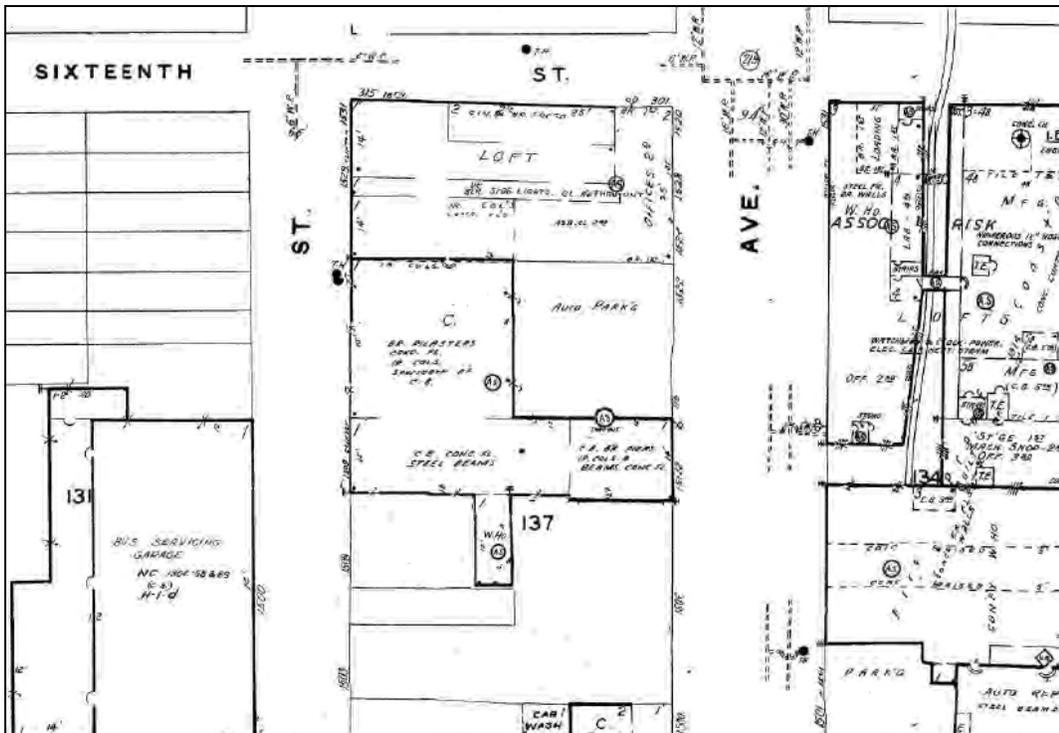
Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Former New Jersey Machine Corporation site in 1979 (Source: Sanborn, Sheet 52)



Former New Jersey Machine Corporation site in 2006 (Source: Sanborn, Sheet 52)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

September 8,
Date: 2016

BASE FORM

Historic Sites #:

Property Name: R.B. Davis Company Manufacturing Complex

Street Address: Street #: 38 56 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Jackson Suffix: _____ Type: ST

County(s): Hudson **Zip Code:** 07030

Municipality(s): Hoboken City **Block(s):** 6

Local Place Name(s): Hoboken **Lot(s):** 1-29

Ownership:: Private **USGS Quad(s)** Jersey City, NJ

Photograph: R.B. Davis Company Industrial Complex, View Southwest



Description: The R.B. Davis Company complex fills most of Block 6, and is bounded by Observer Highway to the north, Harrison Street on the west, Jackson Street on the east, and Newark Street to the south. The most prominent building is at the north end of the block, facing Observer Highway and extends through from Harrison Street to Jackson Street. An alley extends between the Harrison Street buildings and those on Jackson Street to the Main Building. The Complex consists of buildings that date from circa 1909 through 1958.

Registration and Status Dates:

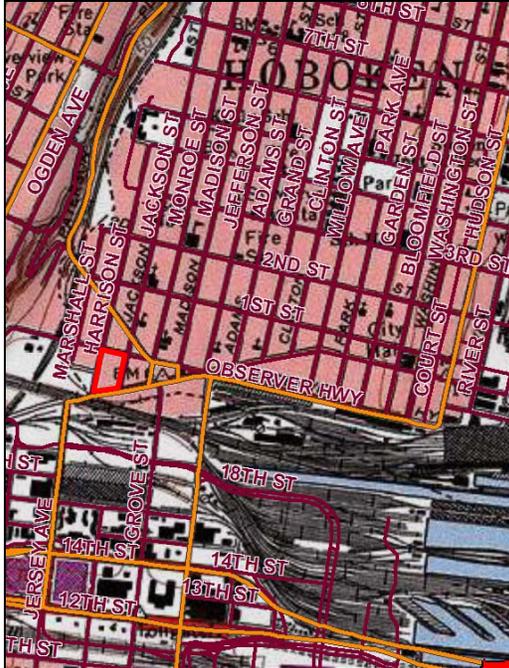
National Historic Landmark: _____	SHPO Opinion: _____
National Register: _____	Local Designation: _____
New Jersey Register: _____	Other Designation: _____
Determination of Eligibility: _____	Other Designation Date: _____

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

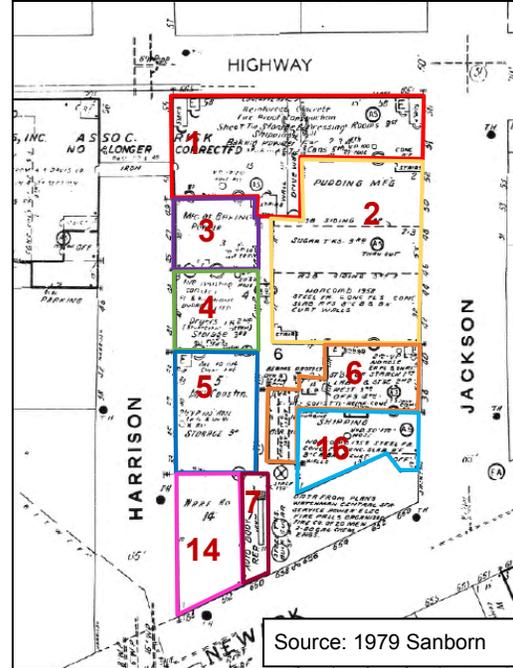
BASE FORM

Historic Sites #:

Location Map:



Site Map:



Bibliography/Sources: See continuation sheet

Additional Information: R.B. Davis Company complex was surveyed concurrently with this survey as part of the Hoboken Yard Major Electrical Repairs. The factory complex is also noted in the Historic Preservation component of the Hoboken Master Plan as a property in need of investigation for potential State and National Register eligibility.

More Research Needed? Yes No

INTENSIVE LEVEL USE ONLY

Attachments Included: Building Structure Object Bridge
 Landscape Industry

Within Historic District? Yes No

Status: Key-Contributing Contributing Non-Contributing

Associated Archaeological Site/Deposit? Yes
(Known or potential Sites – if yes, please describe briefly)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

HISTORIC DISTRICT FORM

Historic Sites #:

District Name: R.B. Davis Company Manufacturing Complex

County(s): Hudson **District Type:** Industrial

Municipality(s): Hoboken City **USGS Quad(s):** Jersey City, New Jersey

Local Place Name(s): Hoboken

Development Period 1909 To 1958 **Source:** Sanborn Maps

Physical Condition: Good

Remaining Historic Fabric: Medium

Registration and Status Dates:

National Historic Landmark: _____	SHPO Opinion: _____
National Register: _____	Local Designation: _____
New Jersey Register: _____	Other Designation: _____
Determination of Eligibility: _____	Other Designation Date: _____

Description: The R.B. Davis Company complex fills most of Block 6, and is bounded by Observer Highway to the north, Harrison Street on the west, Jackson Street on the east, and Newark Street to the south. The most prominent building is at the north end of the block, facing Observer Highway and extends through from Harrison Street to Jackson Street. An alley extends between the Harrison Street buildings and those on Jackson Street to the Main Building. The Complex consists of buildings that date from circa 1909 through 1958. The site map has each of the buildings labeled by the Building ID used by the company and include:

- R.B. Davis Co. Main Building / My-T-Fine Building / Cocomalt Building (Building 1);
- R.B. Davis Co. Baking Powder Manufacturing & Storage (Buildings 3, 4, 5);
- R.B. Davis Co. Pudding Manufacturing (Building 2);
- R.B. Davis Co. Laboratory-Office and Blower House (Building 6);
- R.B. Davis Co. Shipping Building (Building 16); (non-contributing)
- R.B. Davis Co., Warehouse (Building 14);
- R.B. Davis Co., Dryer Building (Building 7);
- Latin American Auto Body (non-contributing)

Survey Name: Hoboken RBDH Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

INDUSTRIAL BUILDING ATTACHMENT

Historic Sites #:

Common Name:	<u>R.B. Davis Co. Main Building / My-T-Fine Building / Cocomalt Building</u>			
Historic Name:	<u>R.B. Davis Co., Main Building / My-T-Fine Building / Cocomalt Building</u>			
Present Use:	<u>Other: Mixed use, Light Industrial/artisan</u>			
Historic Industry:	<u>Food Processing, Other</u>	Building ID:	<u>Building 1</u>	
Construction Date:	<u>Circa 1923</u>	Source:	<u>Hopkins, Sanborn</u>	
Alteration Date(s):	<u></u>			
Source:	<u></u>			
Designer:	<u></u>	Physical Condition:	<u>Good</u>	
Builder:	<u></u>	Remaining Historic Fabric:	<u>High</u>	
Style:	<u>Art Deco</u>			
	Length:	<u>200'</u>	Stories:	<u>5</u>
	Width:	<u>75'</u>	Bays:	<u>8</u>
Exterior Finish Materials	<u>Concrete</u>			
Foundation Materials:	<u>Modern Concrete</u>			
Structural System:	<u>Reinforced Concrete</u>	Roof System:	<u>Concrete</u>	
Roof Finish Materials:	<u>n/a</u>			
Equipment/Machinery:	<u></u>			
Transportation Links:	<u>Loading Dock</u>			

Exterior Description: The Main Building is a five-story factory building that extends the full width of the block along Observer Highway from Jackson Street to Harrison Street. Irregular in plan, the building is a composition of reinforced concrete piers, spandrels, mullions, multi-light steel casements, and brick curtain walls with Art Deco-inspired overtones. While the first story consists primarily of loading docks with freight and pedestrian entrances, most of the Observer Highway façade, the upper stories, and corner bays define the structure. Marked by concrete piers and brick infill, the two outside corner bays (Jackson Street and Observer Highway, and Harrison Street and Observer Highway) are surmounted by a sixth story and form towers that provide verticality and anchor the building. The corner bays have individual steel casements with contrasting sills and flat hoods with keystones; the sixth story has a shaped parapet. The vertical rhythm continues with central bays (façade) and end bays (Jackson and Harrison street walls) that are set off by concrete piers, consisting of three full-height multi-light steel windows separated by concrete mullions and concrete spandrels. The loading bays at the first story are protected by a cantilevered canopy suspended by cables extending across the facade. Separating the first and second stories is a cast intermediate cornice with corbels.

Interior Description: Interior inspection was not conducted, however, according to the Sanborn maps, historic imagery, and Hoboken planning study, the building is bisected at the first story by a driveway that extends north-south from Observer Highway to the alley. The floors were designed with an open plan, supported by oversized concrete mushroom-columns. The expanse of glass illuminated the interior.

Setting: The R.B. Davis Company is located in an industrial urban setting at the southwestern gateway from Jersey City. The area consists of former factory buildings, open lots used for parking, and new infill parking. At the south is Newark Street and the rail lines leading to the Hoboken Terminal and Yard as well as the Hudson-Bergen Light Rail. This building occupies the northern end of the block.

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

INDUSTRIAL BUILDING ATTACHMENT

Historic Sites #:

Common Name:	<u>Chambord Center</u>			
Historic Name:	<u>R.B. Davis Co. Baking Powder Manufacturing & Storage</u>			
Present Use:	<u>Other: Mix of Retail, Artisan, and Light Industry</u>			
Historic Industry:	<u>Food Processing, Other</u>	Building ID:	<u>Buildings 3, 4, 5</u>	
Construction Date:	<u>Circa 1904-1909</u>	Source:	<u>Hughes & Bailey Image 1904; Hopkins Plat Book, 1909</u>	
Alteration Date(s):	<u></u>	Source:	<u></u>	
Designer:	<u></u>	Physical Condition:	<u>Fair</u>	
Builder:	<u></u>	Remaining Historic Fabric:	<u>High</u>	
Style:	<u>Industrial Other</u>			
	Length:	<u>225'</u>	Stories:	<u>6</u>
	Width:	<u>~65'</u>	Bays:	<u>6, 6, 11</u>
Exterior Finish Materials	<u>Brick, Common Bond</u>			
Foundation Materials:	<u>Brick, Common Bond</u>			
Structural System:	<u>Mill Construction</u>	Roof System:	<u>Wood</u>	
Roof Finish Materials:	<u>n/a</u>			
Equipment/Machinery:	<u></u>			
Transportation Links:	<u>Loading Dock</u>			

Exterior Description: Located on Harrison Street, visually, this row of three buildings appears to have been built all of a piece. Actually, Buildings 3 and 4 were constructed first and appear in the Hopkins Plat Book in 1909. Building 5 appears to have been constructed shortly thereafter. These brick buildings are three stories with a basement, have mill construction, and a flat roof. Buildings 3 and 4 have six bays each; Building 5 has 11 bays. The division between Building 4 and 5 is at the tower located in Building 5, which contains an elevator, a later addition. A small gable structure, possibly for roof access, has been added above the second and third bays from the south end of the building. The façade terminates with a brick corbeled cornice. Wood windows are 20-over-20 double-hung sash with stone lintels and sills. The entrance at Building 3 is in the south bay and has been reduced in size. Building 4 has two entrances, both of which have been altered. The third bay of Building 5 has double-leaf doors at both the first and second stories, again with modifications. Openings in the adjacent bay have been infilled at the second and third stories. A second entrance has a raised stoop and transom. The basement window openings have segmental heads; all of these windows have been infilled.

Interior Description: Interior inspection was not conducted, however, according to the Sanborn maps and Hoboken planning study, "the interior structure consists of heavy timber columns and joists with steel reinforcing."

Setting: The R.B. Davis Company is located in an industrial urban setting at the southwestern gateway from Jersey City. The area consists of former factory buildings, open lots used for parking, and new infill parking. At the south is Newark Street and the rail lines leading to the Hoboken Terminal and Yard as well as the Hudson-Bergen Light Rail. This building faces Harrison Street and occupies most of the west side of the block.

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

INDUSTRIAL BUILDING ATTACHMENT

Historic Sites #:

Common Name: _____
Historic Name: R.B. Davis Co. Pudding Manufacturing
Present Use: Other: Commercial, Active Recreational
Historic Industry: Food Processing, Other **Building ID:** Building 2
Construction Date: 1958 **Source:** Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Fair
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Industrial Other
Length: 150' **Stories:** 2
Width: ~100' **Bays:** n/a
Exterior Finish Materials Brick, Running Bond
Foundation Materials: Concrete
Structural System: Steel Frame **Roof System:** Concrete Slab
Roof Finish Materials: n/a
Equipment/Machinery: _____
Transportation Links: Loading Dock

Exterior Description: This two-story building faces Jackson Street and connects to the Main Building and the Laboratory and Blower House. It has steel frame construction, a flat roof, and curtain walls of yellow brick; the brick is painted at the first story. Steel frame awning windows are at the top of the first story; a larger ribbon of steel casements is at the second story. The first floor has a loading dock at the south end and double-leaf door at the north end. The remaining first story fenestration includes casement and one-over-one double-hung replacement windows. An additional story rises above a section of the building; this story is clad with corrugated steel and has two rows of steel casement ribbon windows. According to the Sanborn maps, this third story was for sugar storage tanks. A second-story brick causeway connects this building with Building 4.

Interior Description: Interior inspection was not conducted, however, according to the Sanborn maps and Hoboken planning study, "The interior has a steel frame structure with concrete floors." (see photo)

Setting: The R.B. Davis Company is located in an industrial urban setting at the southwestern gateway from Jersey City. The area consists of former factory buildings, open lots used for parking, and new infill parking. At the south is Newark Street and the rail lines leading to the Hoboken Terminal and Yard as well as the Hudson-Bergen Light Rail. This building faces Jackson Street.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

INDUSTRIAL BUILDING ATTACHMENT

Historic Sites #:

Common Name: _____
Historic Name: R.B. Davis Co. Laboratory-Office and Blower House
Present Use: Other: Mixed use light industrial and artisan
Historic Industry: Food Processing, Other **Building ID:** Building 6
Construction Date: Circa 1923 **Source:** Hopkins 1923
Alteration Date(s): Circa 1958 **Source:** Visual evidence, Sanborn
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Art Deco
Length: 75' / 125' **Stories:** 5
Width: 50' **Bays:** 6 over 3
Exterior Finish Materials Brick, Running bond
Foundation Materials: Modern Concrete
Structural System: Reinforced Concrete **Roof System:** _____
Roof Finish Materials: n/a
Equipment/Machinery: _____
Transportation Links: Loading Dock

Exterior Description: Located on Jackson Street, the Laboratory-Office has five stories under a flat roof. It is connected at the back to the Blower House, a one-story structure with a center monitor and skylights that are not visible from the street. Visual evidence suggests that the Laboratory-Office was originally four stories and later increased to five stories. The façade has been refaced with blonde brick, most like the Pudding building, constructed in 1958, and this building were finished to match. The side walls are common bond red brick. The façade has a tripartite scheme with a one-story base, a three-story shaft, and a one-story cap. The composition is expressed by horizontal bands of cast stone and corbelling. The façade is framed by projecting brickwork to suggest pilasters that terminated at the imposts at the top of the fourth-story windows. This building has three bays at the first story: double-leaf door protected by a metal awning; a loading bay with rolling metal security door; and a single double-hung window. The windows appear to have been of various configurations such as four-over-four, six-over-six, and two-over-two metal double-hung sash. Recent renovations include replacement of these windows with three-part, one-over-one double-hung sash surmounted by a fixed light or one-over-one windows of reduced size surrounded siding. A bridge connector joins to Building 5.

Interior Description: Interior inspection was not conducted, however, according to the Sanborn maps and Hoboken planning study, "The interior is accessed by an enclosed stair and non-working elevator."

Setting: The R.B. Davis Company is located in an industrial urban setting at the southwestern gateway from Jersey City. The area consists of former factory buildings, open lots used for parking, and new infill parking. At the south is Newark Street and the rail lines leading to the Hoboken Terminal and Yard as well as the Hudson-Bergen Light Rail. This building faces Jackson Street.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

INDUSTRIAL BUILDING ATTACHMENT

Historic Sites #:

Common Name: _____
Historic Name: R.B. Davis Co. Shipping Building
Present Use: Other: Light Industrial and artisan
Historic Industry: Food Processing, Other **Building ID:** Building 16
Construction Date: 1958 **Source:** Sanborn
Alteration Date(s): _____ **Source:** _____
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Other
Length: 100' **Stories:** 1
Width: 70' **Bays:** 7
Exterior Finish Materials Brick, Running Bond
Foundation Materials: Modern Concrete
Structural System: Steel Frame **Roof System:** Concrete Slab
Roof Finish Materials: n/a
Equipment/Machinery: _____
Transportation Links: Loading Dock

Exterior Description: Fronting on Newark Street at the intersection with Jackson Street, this building has steel frame construction, concrete block, brick curtain walls, concrete slab roof, and concrete floor. One-story in height, this utilitarian building has an irregular plan that is narrow at Jackson Street with a small square office attached, and angles out to its widest point at the west end of the building. The building has been modernized, all of the bays replaced with new windows or overhead doors. Three of the bays have been reduced in size.

Interior Description: n/a

Setting: The R.B. Davis Company is located in an industrial urban setting at the southwestern gateway from Jersey City. The area consists of former factory buildings, open lots used for parking, and new infill parking. At the south is Newark Street and the rail lines leading to the Hoboken Terminal and Yard as well as the Hudson-Bergen Light Rail. This building faces Newark Street opposite the rail yard.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

INDUSTRIAL BUILDING ATTACHMENT

Historic Sites #:

Common Name: Flores Welders and All Iron Works

Historic Name: R.B. Davis Co., Warehouse

Present Use: Light industrial

Historic Industry: Food Processing, Other **Building ID:** Building 14

Construction Date: Circa 1923 **Source:** Hopkins 1923

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** good

Builder: _____ **Remaining Historic Fabric:** Low

Style: None

Length: 100' **Stories:** 1

Width: 50' **Bays:** 3

Exterior Finish Materials Brick, Common Bond

Foundation Materials: n/a

Structural System: Load-bearing walls **Roof System:** n/a

Roof Finish Materials: n/a

Equipment/Machinery: _____

Transportation Links: Loading Dock

Exterior Description: This building is at the corner of Harrison Street, facing Newark Street. The façade is at an angle to follow the shape of the block and Newark Street. This single-story building is brick and has a flat roof with a stepped parapet. The façade has three bays; two are garage bays with rollup security doors, the third is a pedestrian door also with a rollup security door. The building is attached to Building 5 at the north and Building 7 at the east. The west wall that extends along Harrison Street has 11 bays. Ten were windows that have been infilled with concrete block, one is an entrance with a rollup security gate and concrete block infill above. The brick walls, the lintels, possibly stone, and the sills have all been painted.

Interior Description: n/a

Setting: The R.B. Davis Company is located in an industrial urban setting at the southwestern gateway from Jersey City. The area consists of former factory buildings, open lots used for parking, and new infill parking. At the south is Newark Street and the rail lines leading to the Hoboken Terminal and Yard as well as the Hudson-Bergen Light Rail. This building faces Newark Street opposite the rail yard

Survey Name: Hoboken RBDH Date: September 8, 2016

Surveyor: Deborah Van Steen

Organization: Dewberry

INDUSTRIAL BUILDING ATTACHMENT

Historic Sites #:

Common Name:	<u>Latin American Auto Body</u>			
Historic Name:	<u>None</u>			
Present Use:	<u>Industrial</u>			
Historic Industry:	<u>n/a</u>	Building ID:	<u>n/a</u>	
Construction Date:	<u>after 2006</u>	Source:	<u>Sanborn</u>	
Alteration Date(s):	<u></u>			
Source:	<u></u>			
Designer:	<u></u>	Physical Condition:	<u>Fair</u>	
Builder:	<u></u>	Remaining Historic Fabric:	<u>None</u>	
Style:	<u>None</u>			
	Length:	<u>n/a</u>	Stories:	<u>1</u>
	Width:	<u>n/a</u>	Bays:	<u>1</u>
Exterior Finish Materials	<u>Concrete</u>			
Foundation Materials:	<u>n/a</u>			
Structural System:	<u>n/a</u>	Roof System:	<u>n/a</u>	
Roof Finish Materials:	<u>n/a</u>			
Equipment/Machinery:	<u></u>			
Transportation Links:	<u></u>			

Exterior Description: This is a collection of small structures added after 2006 and appended to Dryer Building (Building 7) and the Blower House at the back of the Laboratory-Office and Blower House (Building 6). These structures are in the area that led to the alleyway/driveway that extends through the middle of the block to the Main Building. The structures include a concrete masonry building with a flat roof and a frame shed with a gable roof near the street and a shed-roofed building attached to the Blower House. **This building(s) is not contributing to the R.B. Davis Co. Manufacturing Complex.**

Interior Description: n/a

Setting: The R.B. Davis Company is located in an industrial urban setting at the southwestern gateway from Jersey City. The area consists of former factory buildings, open lots used for parking, and new infill parking. At the south is Newark Street and the rail lines leading to the Hoboken Terminal and Yard as well as the Hudson-Bergen Light Rail. This building faces Newark Street opposite the rail yard; it appears to be a recent addition to the property.

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

ELIGIBILITY WORKSHEET

Historic Sites #:

History: See continuation sheet

Significance: The R.B. Davis company is significant as one of the largest and most intact of the food manufacturing concerns to remain in Hoboken. The company, which produced Davis OK Baking Powder, Davis Corn Starch, My-T-Fine Pudding, and Cocomalt, is representative of the shift to manufactured food products, advertised as healthy and pure, that added ease and stability to cookery. Companies, like R.B. Davis, moved their factory operations to Hoboken at the end of the nineteenth and start of the twentieth centuries as an economical alternative with the benefits of a well-established transportation network.

**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 complex is recommended eligible under Criterion A and C in the context of Immigration, Agricultural, Industrial, Commercial and Urban Expansion and Architecture. The company produced Davis OK Baking Powder, Davis Corn Starch, Cocomalt, and My-T-Fine Pudding. The complex is representative of industrial development at the end of the nineteenth century through the 1950s with its brick mill construction, concrete daylight factory, and post-World War II curtain wall buildings. The factories on Observer Highway and Harrison Street are relatively intact examples of their type. As many industrial buildings in Hoboken have been demolished in recent years, this complex is a surviving example of food-related industrial development in Hoboken.

For Historic Districts Only:

Property Count: Key Contributing: _____ Contributing: 8 Non Contributing: 2

For Individual Properties Only:

List the completed attachments related to the property's significance:

Historic District Form

Industrial Building Attachments

Eligibility Worksheet

Continuation Sheets

Narrative Boundary Description: The boundary contains the exterior lines of Block 6 and is bounded by Observer Highway, Jackson and Harrison streets, and Newark Street.

Survey Name: Hoboken RBDH

Date: September 8,
2016

Surveyor: Deborah Van Steen

Organization: Dewberry

CONTINUATION SHEET

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Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

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History:

Robert Benson Davis and the start of Davis Baking Powder

The R.B. Davis Co., was founded by Robert Benson Davis who began manufacturing baking powder in New York City. Davis was born in Pompey, Onondaga County, New York, in 1843. At the age of 16, he left the family farm and moved to New York City where he worked for the wholesale grocery firm of J. Monroe Taylor. Davis enlisted in the Civil War in August 1862 and served as an officer of the first New York regiment.

According to the Hoboken Historical Museum, establishment of Davis's baking powder concern has been given two dates—1879 (used by the company and in his obituary) and 1881. Survey of the available directories indicates that by 1876, Davis had moved to Carroll Street in Brooklyn and was in business for himself. He operated a tea caddie business at 261 Greenwich Street in New York City and also appears to have had a box manufacturing concern on Greenwich Street as well. By 1882, Davis had established a baking powder factory at 261-263 Greenwich Street and was living in New Jersey. Within the year, the Davis manufacturing plant was moved to 166 and 167 West Street and the company office was located at 112 Murray Street. Initially, the firm operated under Davis' name as Robert B. Davis, Manufacturer of Baking Powder, &c. One of several manufacturers of baking powder in New York City, Davis contended that "there is no material known with which a better, more reliable, or more healthful Baking Powder can be made," than Davis' Baking Powder. Davis went to great lengths to build his business and gain the attention of the lady of the house, who was the person to decide on the purchases to be made. In an advertisement dated circa 1883, Davis writes:

*Think of it: we are actually giving away
Dress patterns, 20 yards black silk.
Dress patterns, 9 1/2 yards black cashmere.
Decorated china tea sets, 44 pieces.
Elegant vase lamps, (kerosene.)
Gossamer rubber waterproofs (capas or hoods)
Worsted Breakfast Shawls, White, Red, and Blue
Silk and Linen Handkerchiefs, (Standard Goods)
Ties, Tidies, Collars, Novelties in Laces and Embroideries
And such truly useful articles as seem acceptable to the ladies generally.*

Survey Name: <u>Hoboken RBDH</u>	Date: <u>September 8, 2016</u>
Surveyor: <u>Deborah Van Steen</u>	
Organization: <u>Dewberry</u>	

CONTINUATION SHEET

Historic Sites #:

*To advertise and popularize DAVIS' BAKING POWDER
... Sold by all grocers
Robert B. Davis (collections of The Library Company of Philadelphia)*

New York City and Brooklyn had various baking powder manufacturers by the end of the 1860s. However, the directories, especially Trow's New York City Directory, did not develop a category for this relatively new product in the commercial section of their directory until much later. Trow's Directory lists 14 firms under the "Baking Powders" in the business directory of 1898. Conversely, Gopsill's Jersey City, Hoboken... Directory, in 1892-1893 had one listing under Baking Powders, Robert B. Davis.

About 1891, Davis had moved the manufacturing operations from New York to Hoboken. The factory was established at 8, 10, 12, 14, 16, 18 Jackson Street on lands formerly owned by Julia Ruebell. At the time, the New York offices were at 15 Hudson Street. The Sanborn map first depicts the Jackson Street factory in 1891 as a wood building. In 1891, the Annual Report of the Inspector of Factories and Workshops of the State of New Jersey reported that Davis & Co., Hoboken, makers of baking powder, had 15 male employees, 30 female employees, and 10 workers under the age of 16. The Hoboken concern first appears under Baking Powders in business listings of the Gopsill's Directory for 1892-93, published in 1892. In January 1905, the company was incorporated in New Jersey as the R.B. Davis Co., with Davis as company president. The principal office in New Jersey was located at 44 Jackson Street. Davis Baking Powder is known for the use of OK in the name and distinctive yellow and red labeling, marketed as "Davis OK Baking Powder." In 1909 "Davis Baking Powder" was trademarked, followed by additional trademarks. The product labeling established at the end of the nineteenth century that used the "OK" was revised early in the twentieth century to become the Davis OK Baking Powder label that we recognize today. According to the company letterhead, the office and salesroom remained in Manhattan and was later located at 32 Park Place followed by a move to 90-92 West Broadway.

As the company grew, so did its Hoboken Facilities. An image of the factory from the Hughes & Bailey map depicts the extent of development by 1904. The Jackson Street plant shown on the 1904 map was later replaced; Building 3, the first of this group of three brick factory buildings is shown on Harrison Street. Shortly thereafter, Building 4 was erected and is depicted on the 1909 Sanborn. A photo that is dated after 1909 indicates that the factory occupied most of both sides of the block on Jackson and Harrison streets—Building 6, which includes the Office & Laboratory and Blower House had been built on Jackson Street as well as Building 4 on Harrison Street. Around World War I, Hoboken became the principal address for the company. By 1923, the R.B. Davis Co., Inc. had expanded to include the whole block bounded by Jackson, Newark, Harrison, and Ferry streets (present-day Observer Highway) as well as a warehouse and box factory on the west side of Harrison Street (site of the Hoboken Business Center). The most notable improvement was construction of the four-story main factory, Building 1, which is first depicted in the Hopkins Plat Book in 1923. The Warehouse (Building 14) had also been constructed by this time, as had the Dryer Building (Building 7).

Building 2, which housed the original 1891 factory, had been expanded and made a three-story brick structure by the time the factory fronting on Ferry Street (Observer Highway) was built. According to the Sanborn maps, this building remained until 1958, when it was replaced by the present Jackson Street factory (Building 2). The façade of the adjacent Office and Laboratory (Building 6) appears to have been modernized at the time to incorporate matching yellow brick. The 1958 improvements included replacement of the Warehouse (old Building 16) and a small Storage Building (Building 13) with a new Shipping Building (Building 16). These improvements reshaped the Jackson Street half of the complex to its present appearance.

It should be noted that an explosion and fire in July 1928 at the cooperage of John Ryan, located on the west side of Harrison Street next to the Davis warehouse, destroyed both the cooperage and the Davis warehouse. After the fire, the company replaced the damaged wood buildings, building a three-story brick plant on the southwest corner of Harrison Street and Observer Highway. The building became the Automatic Paper Machine Co., makers

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:

of waxed paper and a division of R.B. Davis Co. The building is currently the Hoboken Business Center. See the RGA survey of the Hoboken Business Center.

Davis Co., Mergers and Acquisitions

Changes to the Hoboken plant and the continued upgrade of the factory buildings was a direct result of advancements in products and manufacturing, as well as change in ownership. In addition to baking powder, the company made corn starch in the nineteenth century. During the twentieth century the company took on new food products. Some of these became as noteworthy as the Davis OK Baking Powder. In 1925, the Davis Co. acquired a new product, a chocolate drink mix called Cocomalt. In direct competition with Ovaltine, Cocomalt was promoted as a healthy choice for children and adults alike. It was claimed to contribute to a restful night's sleep, it helped one build up strength, and gave the drinker energy. During the depression, it helped children put on and keep up their weight, which was viewed as being important to staying healthy. A 1933 advertisement in *Boys' Life* declared that the "essential elements you need for strong, sturdy development are in this delicious food-drink." Cocomalt was a major sponsor of the iconic "Buck Rogers" radio show and also supported the Boy Scouts. In the 1950s, in cooperation with the Boy Scouts, Cocomalt offered official scout uniforms and equipment when you collect the seals from the lids of the Cocomalt cans.

Cut-Rite Wax Paper, a product of the Automatic Paper Machinery Co., was established circa 1927-1928 in Hoboken. According to the 1937 Sanborn map, the company was a division of the Davis Co., which distributed and sold the product.

After World War II, R.B. Davis added Swel Frosting and Swel Fudge Mix to their products. Product distributed in the 1940s prior to acquisition by Penick & Ford, Ltd., contained the R.B. Davis name. Penick & Ford, Ltd. purchased the R.B. Davis Co. in the 1950s, one of several such acquisitions made by the company. Penick & Ford brought My-T-Fine Pudding and pie filling to Hoboken and setup manufacturing at the Davis facilities. In 1965, Penick & Ford was purchased by R.J. Reynolds Tobacco Company. Reynolds had sold Penick & Ford in 1971. Automatic Paper Machinery Co. appears to have become part of Scott Paper Co., which in turn was sold to R.J. Reynolds Foods, Inc., in 1986. Davis Baking Powder and Davis Corn Starch are labels owned by the Clabber Girl Corporation and are still distributed primarily in the northeast United States. Clabber Girl, a leading manufacturer of baking powders and owner of several noted brands such as Davis, Rumford, and Royal. My-T-Fine Pudding is a Jel Sert brand. According to the Hoboken Historical Museum, Cocomalt was manufactured until circa 1970. The complex houses a community of approximately 70 small businesses that include light manufacturing, craftsman, and artisans.

History of Baking Powder and Corn Starch

For more than 3,000 years, bread bakers have relied on biological agents (fermentation or yeast) to make their bread rise or expand. New chemical leavening agents were developed in the nineteenth century. Beginning in the 1830s, bakers added sodium bicarbonate (baking soda) and sour milk to dough. The reaction between the baking soda and the lactic acid in the sour milk produced a gas, carbon dioxide, which would be trapped in the dough and cause the bread to rise, thus achieving the desired results.

Baking powder generally contains sodium bicarbonate (baking soda) and acidic agents that react with the water in the dough to form air bubbles. Initially, the acidic component was cream of tartar, a byproduct of wine fermentation. In some applications, sodium bicarbonate can be replaced by ammonium bicarbonate or potassium bicarbonate. The first modern baking powder was manufactured by Alfred Bird, an English pharmacist, in 1843. Bird, who also developed a custard thickened with cornstarch instead of eggs, which he began marketing in 1837 as Bird's Custard Powder, was inspired to develop these food alternatives because his wife was allergic to eggs

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:

and yeast. Bird's Custard is still a staple in the United Kingdom. Custards made using cornstarch are known and marketed as puddings in the United States.

Corn starch was invented in 1840 by Thomas Kingsford at a wheat starch factory in Jersey City. The first packaged corn starch was available for store shelves in 1842. Before 1851, corn starch was used primarily for starching laundry and industrial uses. In the 1850s, corn starch began to have food-related uses, primarily as a thickening agent for cooking. In 1918, My-T-Fine began sale of its boxed pudding mix.

German chemist, Justus Von Liebig conducted studies in the 1840s on the relationship between organic chemistry, agriculture and plant physiology. Students from Europe, Great Britain, and the United States came to study with Von Liebig. He experimented with chemical leavening to make bread rise.

The first to produce baking powder in the United States was Eben Norton Horsford, who had previously studied under Von Liebig from 1844 to 1846. Horsford was an American-born physicist and Harvard University's Rumford Chair of the Application of Science to the Useful Arts, established by Count Rumford. Horsford and George F. Wilson co-founded the Rumford Chemical Works. Horsford made developments in his leavening agent to address two problems with early baking powders: cream of tartar depended on the European wine production and grape harvest and had to be imported, thus supply and price was not always reliable; and the baking soda and cream of tartar had to be kept separate until added to the wet dough or batter to prevent premature action due to exposure to moisture. This required that two components be measured and added, which meant an extra step for bakers. Horsford experimented with other compounds to alleviate these two issues—supply of cream of tartar and marketing of two separate compounds. Initially, Horsford packaged the two agents separately and by the mid-1860s had combined the ingredients along with starch to address the moisture sensitivity. The product was marketed as Horsford's Yeast Powder. Made with the same three ingredients, Calcium acid phosphate, sodium bicarbonate, and corn starch, this baking powder became Rumford Baking Powder.

Development of a stable, marketable, baking powder revolutionized baking and is considered one of the most important advancements in food preparation. Others followed Horsford in the development of baking powder. In 1866, two brothers, Cornelius and Joseph Hoagland partnered to develop baking powder. In 1873, they brought in two investors, William Ziegler and John H. Seal, and the Royal Baking Powder Company was formed. Rumford Baking Powder, Royal Baking Powder, and Davis OK Baking Powder, among others are still marketed today and remain recognizable brands.

Rise of convenience (instant) foods:

Beginning in the nineteenth century and into the early twentieth century, development of new products contributed significantly to the ease and convenience of daily life. Today we have fast food, food that is premade, ready to eat, and requires very little time to obtain. However, food preparation used to consume large amounts of time. With the advent of baking soda, a transition was begun to convert yeast recipes to work with the new leavening agent. The creation of a stable, single package baking powder (as well as corn starch) transformed cookery. A quote from the American Chemical Society, Horsford Historic Site, on the development of baking powder sums up the impact of baking powder:

Bread is considered a basic foodstuff; eaten down through the ages, it continues to be a staple of the modern diet. The development of baking powder made baking easier, quicker and more reliable for bakers in the mid-19th century. The development of baking powder was an important innovation and made the making of biscuits, cookies and other quick baking products simpler than before.

Survey Name: Hoboken RBDH Date: September 8, 2016
Surveyor: Deborah Van Steen
Organization: Dewberry

CONTINUATION SHEET

Historic Sites #:

With baking powder replacing yeast, bakers now had the ability to make quick breads, bake light cakes, yeast-free pastries, and other baked goods. Likewise, cornstarch revolutionized cooking and baking by making receipts faster and more reliable. As with Bird's custard, cornstarch replaced eggs as thickeners and was also used as a stabilizer. Both products opened the way for "instant" food products and mixes. R.B. Davis was one of the companies that made these products household terms. While R.B. Davis is one of the companies in Hoboken that contributed to the confections industry during the early twentieth century, its significance also derives from its role in the modern food industry. The products offered by Davis were intended to be used by the homemaker and were marketed as wholesome and pure. These products improved the lot of the homemaker by offering quality, economy, and simplicity. Unlike confections that were purchased ready to eat, the products offered by Davis were generally part of food preparation and needed to be mixed with something before being consumed. The Davis legacy is the manufacture and branding of ready-to-use food products at the end of the nineteenth and twentieth century.

In the 1800s, Hoboken entered into an unprecedented period of growth. One reason for this growth was the arrival of large numbers of immigrants to Hoboken, providing a generous workforce. Another reason was that this period was marked by the arrival of industry to Hoboken, especially, companies that moved from New York to take advantage of lower priced property and access to transportation. Food historian, Monica Truninger, correlates the industrial revolution and the increased populations in cities as a catalyst for the development of new food technologies. According to Truninger, food developments (industrial and domestic) were "partly marked by the promise of modernization, social progress, and an overall better quality of life for (particular sections of) the population." Mass production and sound marketing, as with the R.B. Davis products and the promise of better health, helped to distinguish between products and make them household names.

R.B. Davis was one of several food-related companies in Hoboken, which included: Continental Baking Corporation (Wonder Bread and Hostess); Franklin Baker Co.; Lipton/Continental Foods (Lipton Tea and Lipton Soup); Maxwell House; Standard Brands (Royal Baking Powder, Royal Desserts-jello and pudding), Chase & Sanborn coffee and teas; and Fleischmann's Yeast, to name a few. While these companies did not necessarily manufacture all of their products in Hoboken, many food products were made here. The physical plant in Hoboken is representative of factories from the late nineteenth century through the 1950s. As a producer of food products, new and improved facilities allowed for better economy and production techniques. Many of Hoboken's industrial buildings (in general) and those related to Hoboken's food industry have been lost. The R.B. Davis Company complex is one of the largest and most intact of the former food-related factories remaining in Hoboken.

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:



Detail R.B. Davis Co., Main Building (Building 1) showing loading dock area along Observer Highway, View East



Interior View Main Building (Building 1), 2012 (Source: Hoboken Planning, 2012)

Survey Name: Hoboken RBDH

Date: September 8, 2016

Surveyor: Deborah Van Steen

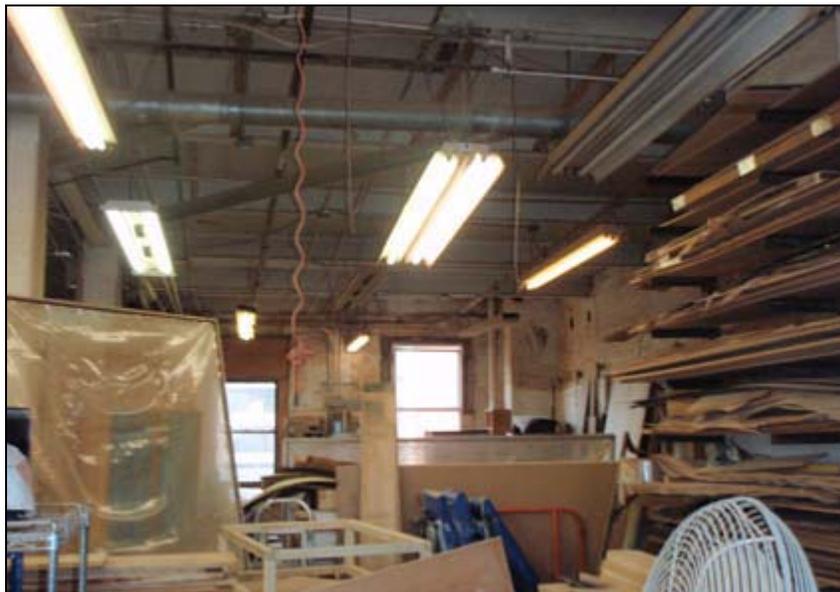
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CONTINUATION SHEET

Historic Sites #:



Baking Powder Manufacturing & Storage (Buildings 3, 4, and 5), looking left to right, View Northeast.



Interior View Baking Powder & Storage (Buildings 3, 4, 5), 2012 (Source: Hoboken Planning, 2012)

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

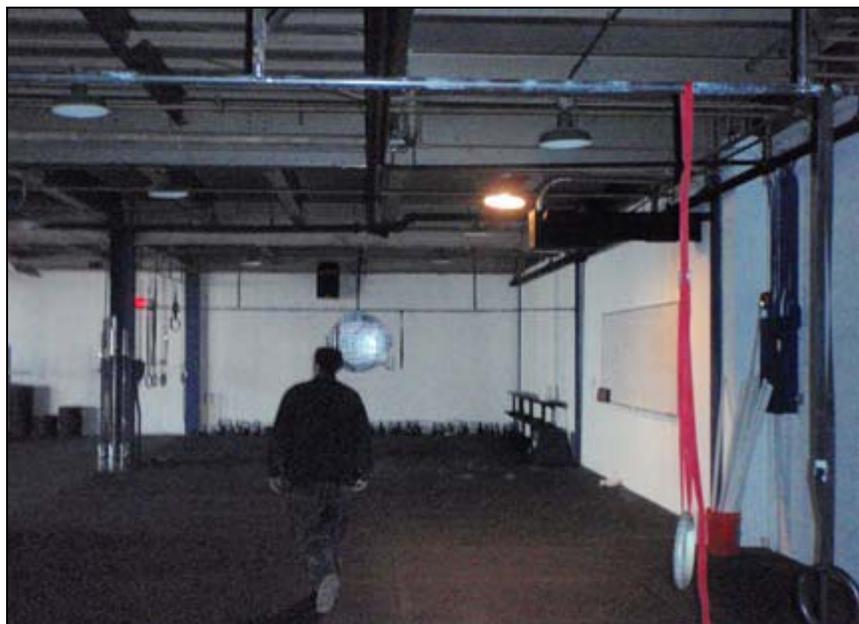
Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Puttering Manufacturing (Building 2), View Northwest



Interior View Puttering Manufacturing (Buildings 2), 2012 (Source: Hoboken Planning, 2012)

Survey Name:	<u>Hoboken RBDH</u>	Date:	<u>September 8, 2016</u>
Surveyor:	<u>Deborah Van Steen</u>		
Organization:	<u>Dewberry</u>		

CONTINUATION SHEET

Historic Sites #:



Shipping Building (Building 16), Laboratory-Office and Blower House (Building 6), and Pudding Manufacturing (Building 2) (view left to right), View Northwest.

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Warehouse (Building 14) and Dryer Building (Building 7), View Northeast.

Survey Name: Hoboken RBDH

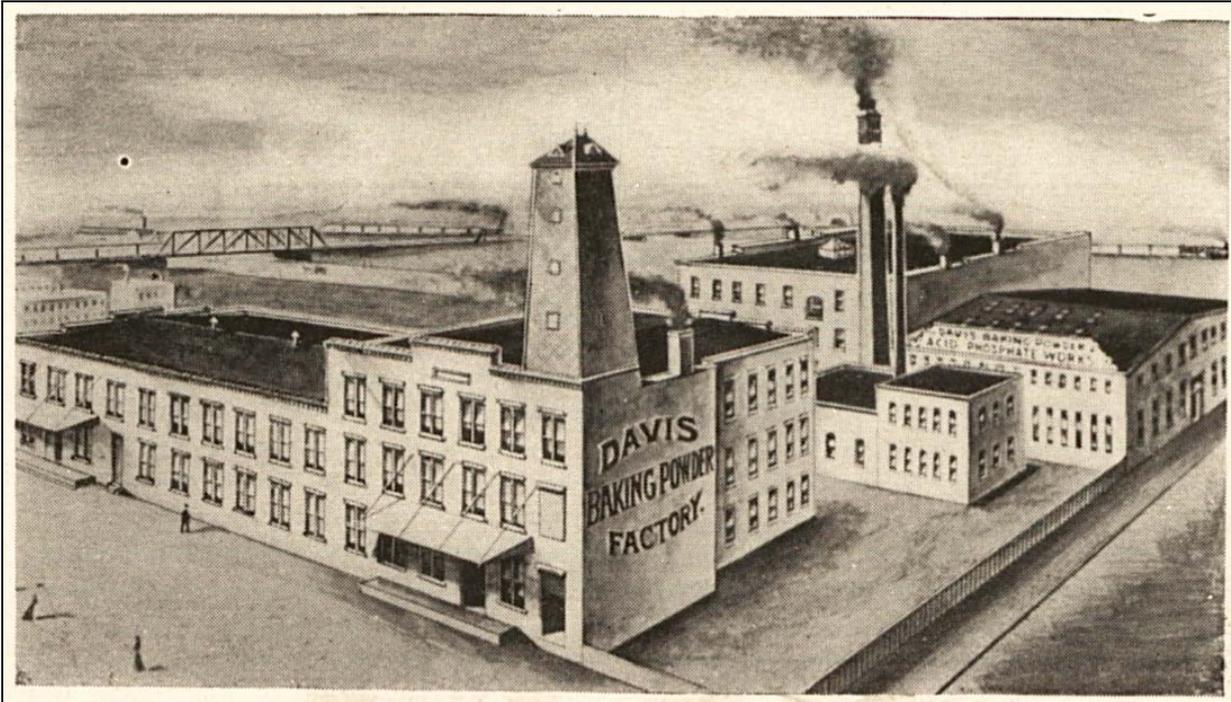
Surveyor: Deborah Van Steen

Organization: Dewberry

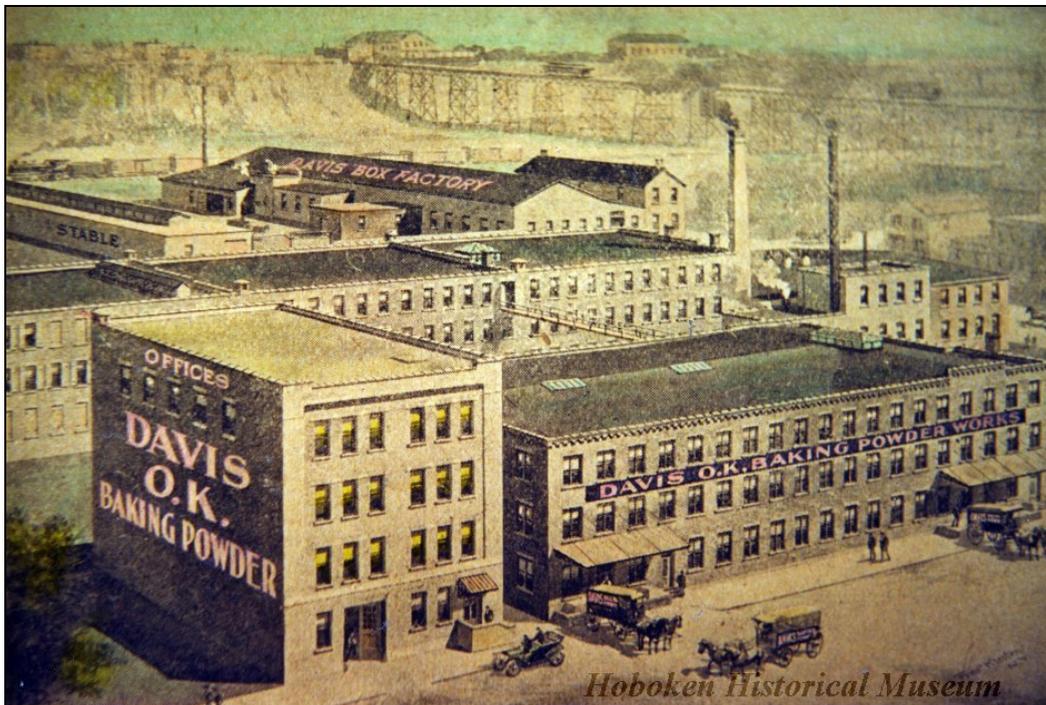
Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



R.B. Davis Plant as depicted in 1904 (Source: Hughes & Bailey)



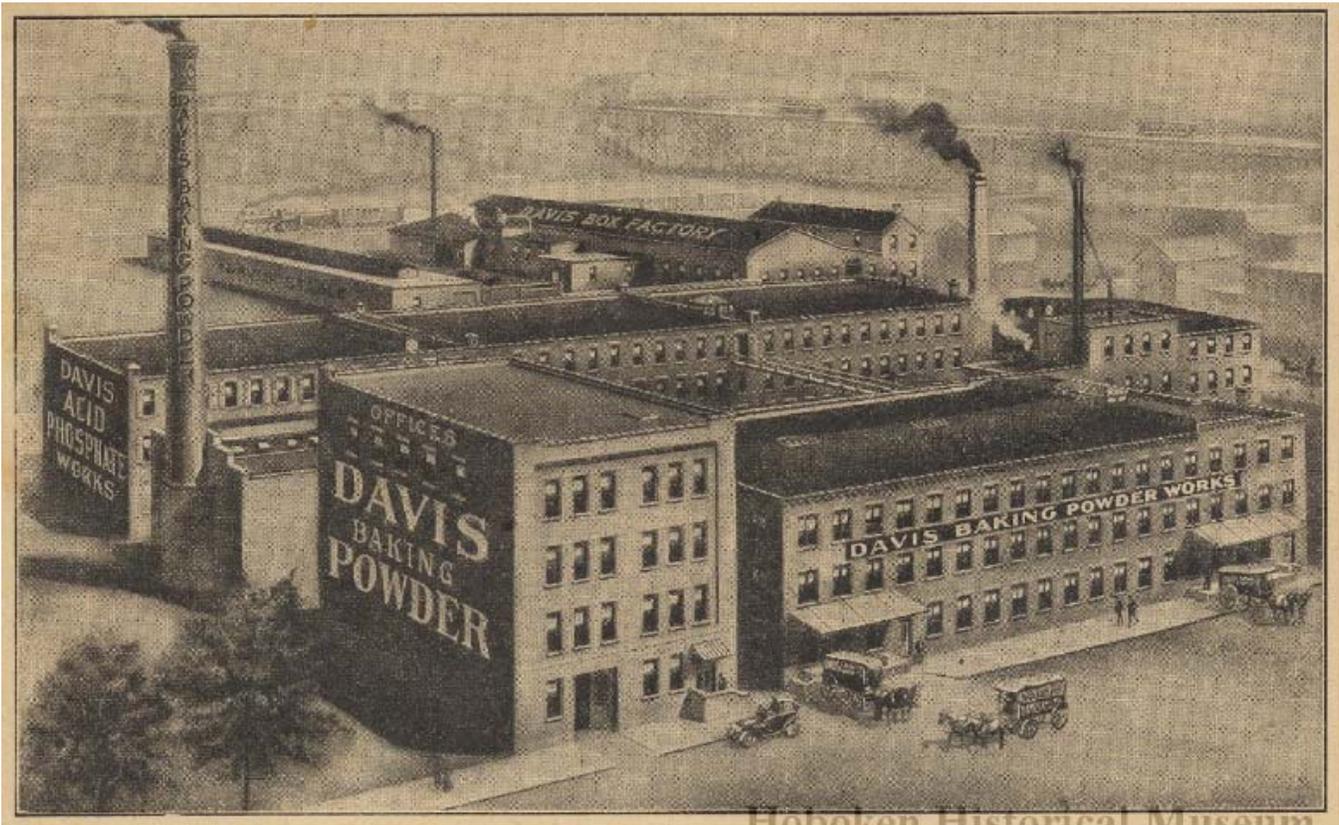
Bird's-eye View of Davis OK Baking Powder Works, Ferry (Observer Hwy) and Jackson streets, after 1909 and prior to construction of the Blower House (Source: Hoboken Historical Museum online).

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Bird'eye View of Davis OK Baking Powder Works, Ferry (Observer Hwy) and Jackson streets, after 1909 and prior to 1923. This image includes the Blower House at the back of Building 6 (Source: Hoboken Historical Museum online).

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:

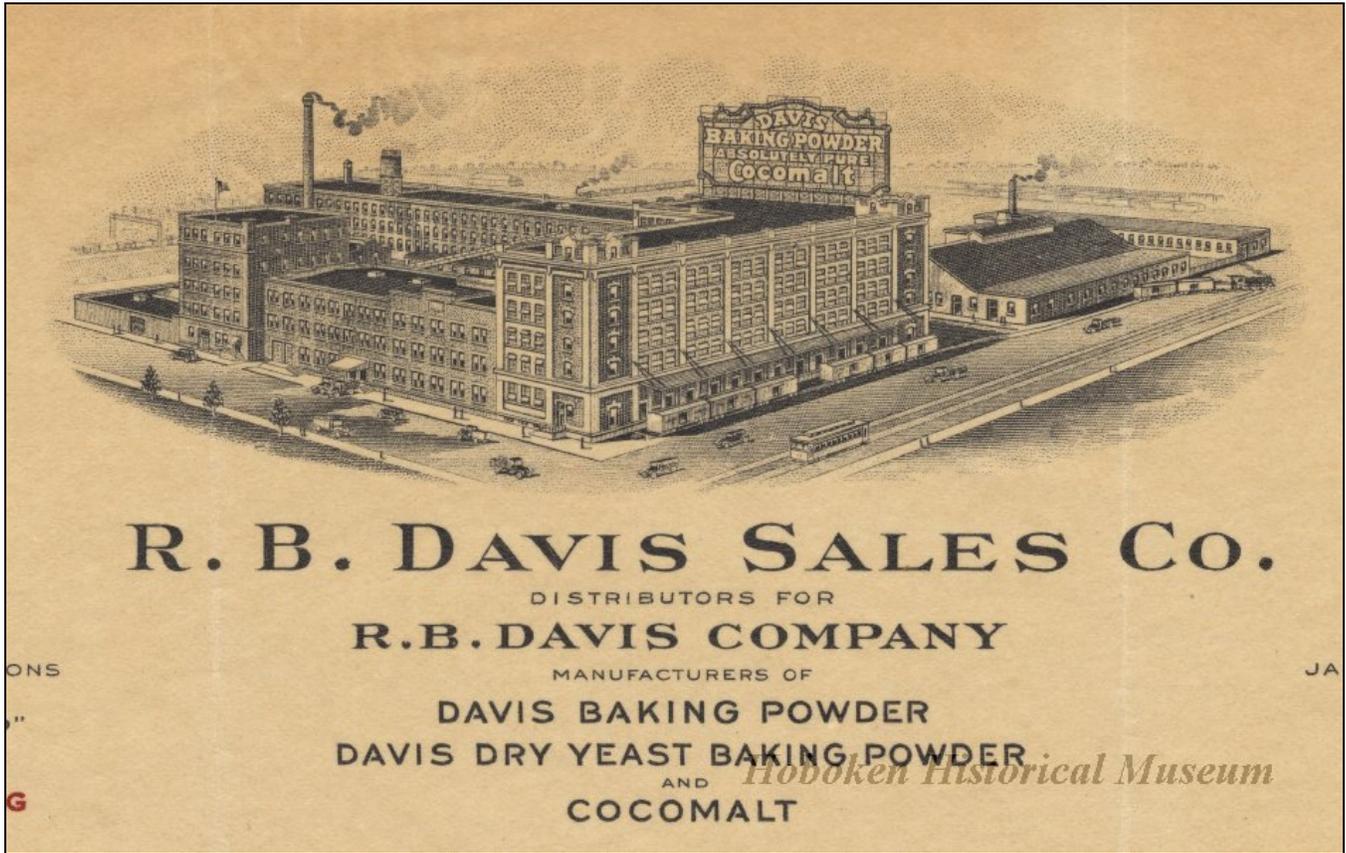


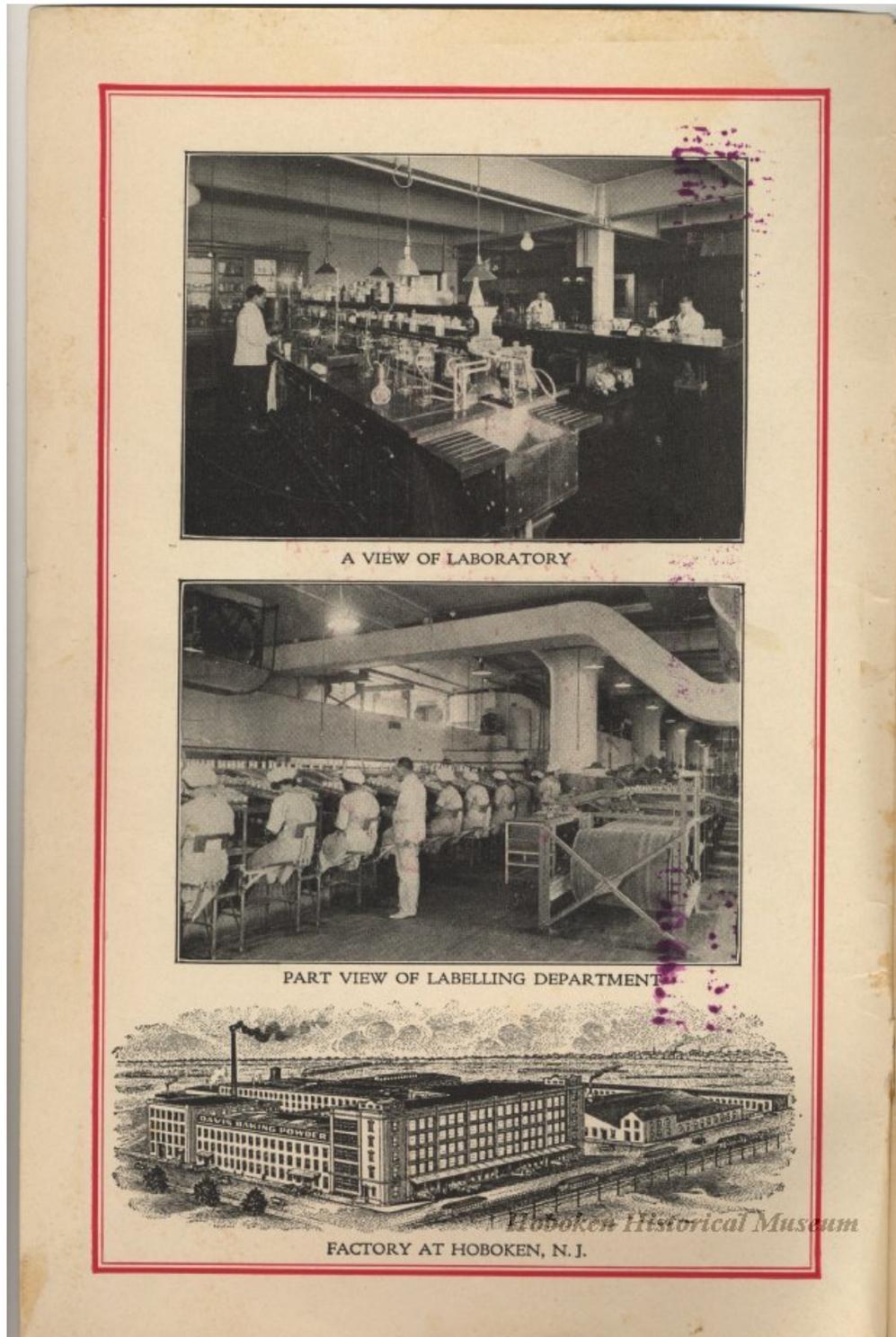
Image from R.B. Davis Letterhead, circa 1923, showing sign on the roof and view of the plant prior to replacement of the original Jackson Street Building. View southwest toward Jackson Street and Ferry Street (now Observer Highway). The letter is dated 1933, however, the wood warehouse and box factory shown in the next block would indicate that this is the plant prior to the 1923 explosion and fire that destroyed the Davis buildings on the west side of Harrison Street. The brick building that is currently the Hoboken Commercial Center was built after the fire. (Source: Hoboken Historical Museum online)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



R.B. Davis Interior and Plan Views, 1923

Survey Name: Hoboken RBDH

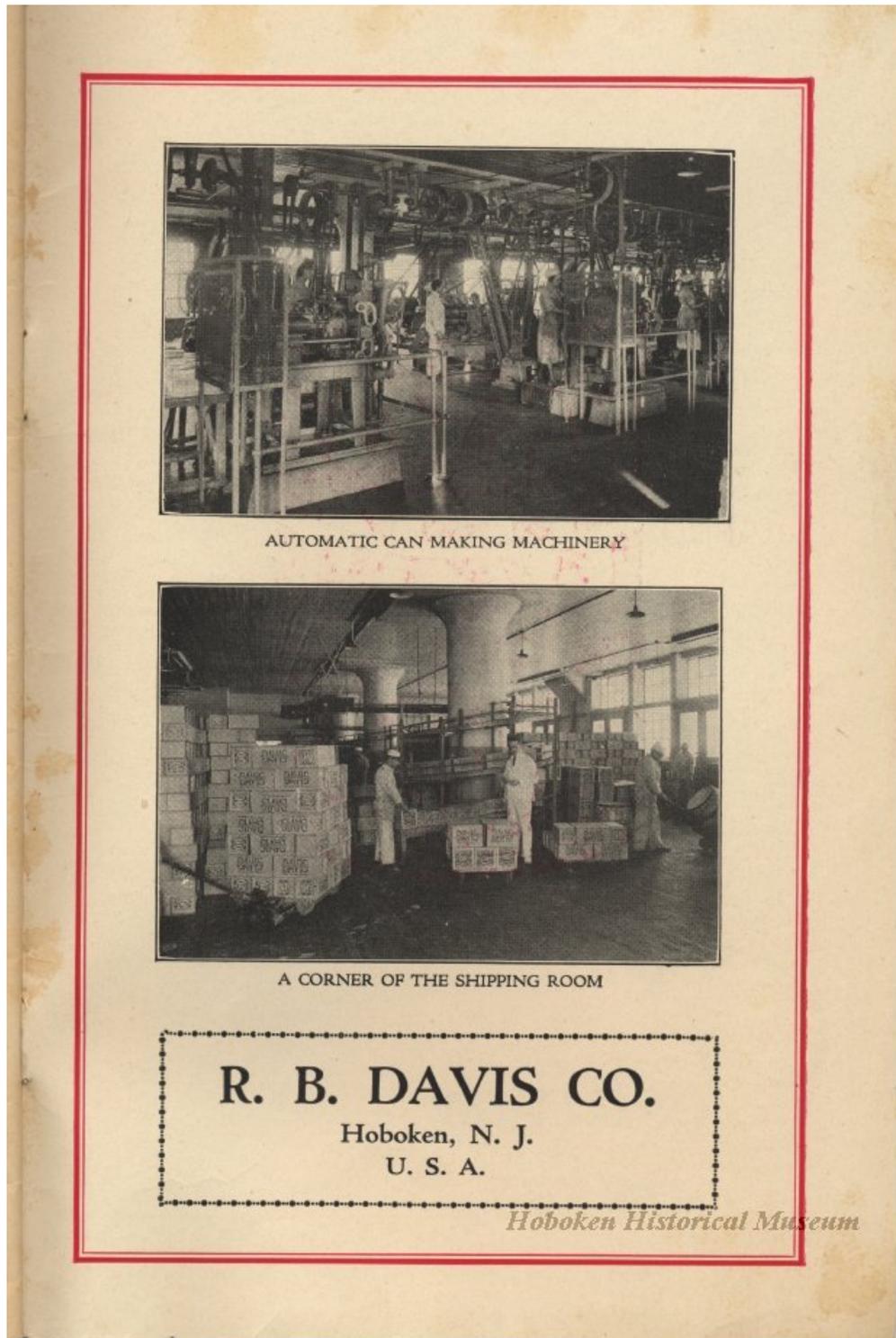
Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



R.B. Davis Co. Interior Views, 1923

Survey Name: Hoboken RBDH

Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Public Service Elevated Street Car along R.B. Davis Company Building in the 1940s. Note the Cocomalt – Davis Baking Powder sign on top of the building. (Source: Hoboken Historical Museum)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Demolition of the trolley trestle with view of R.B. Davis Company Building in 1949

Survey Name: Hoboken RBDH

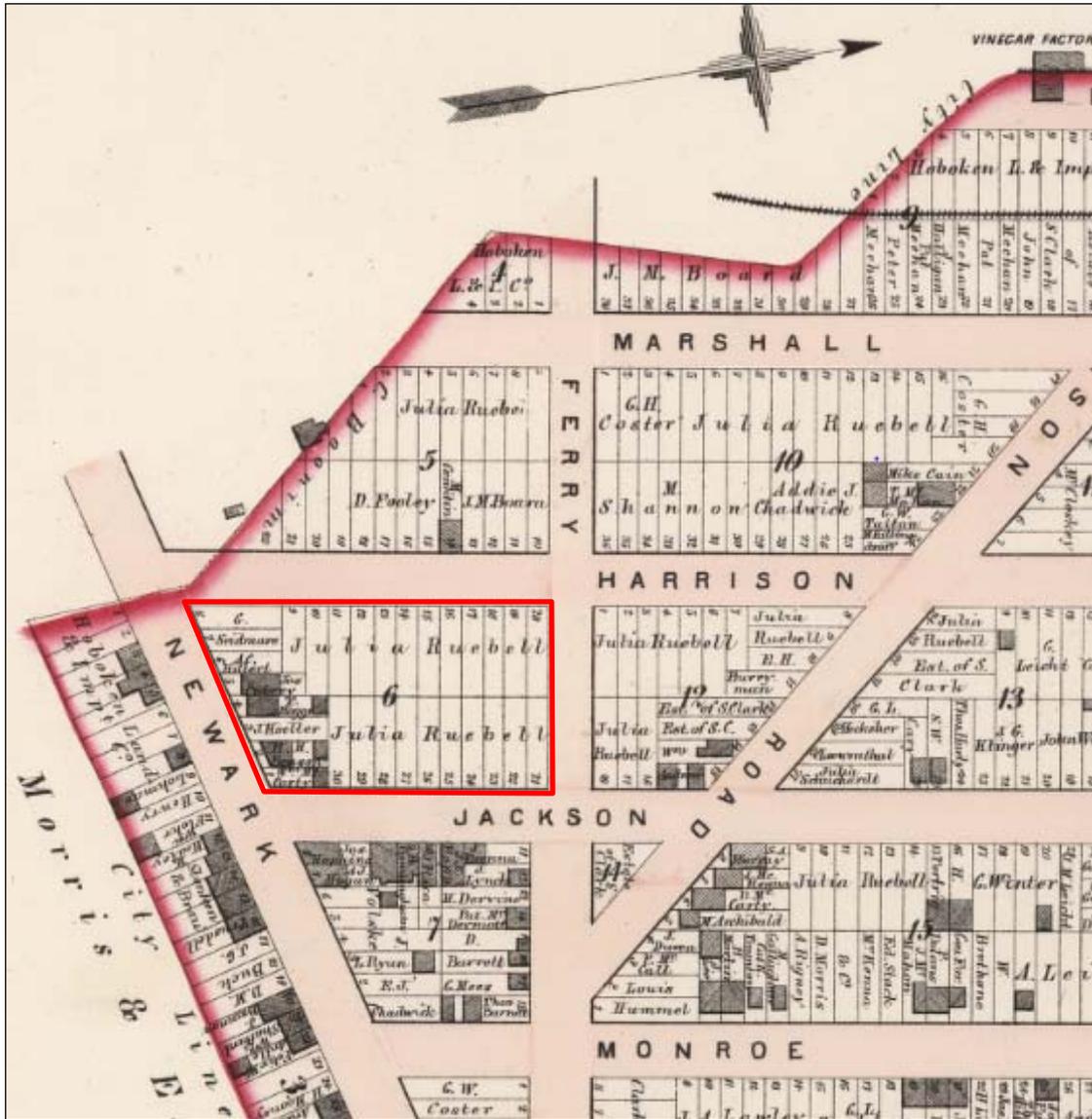
Surveyor: Deborah Van Steen

Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Atlas of New Jersey and the County of Hudson, Hoboken, Plate A, 1873 (Source: Hopkins)

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Sanborn Insurance Map, 1891, Hudson County, New Jersey, Vol. 7: Sheet 25

Survey Name: Hoboken RBDH

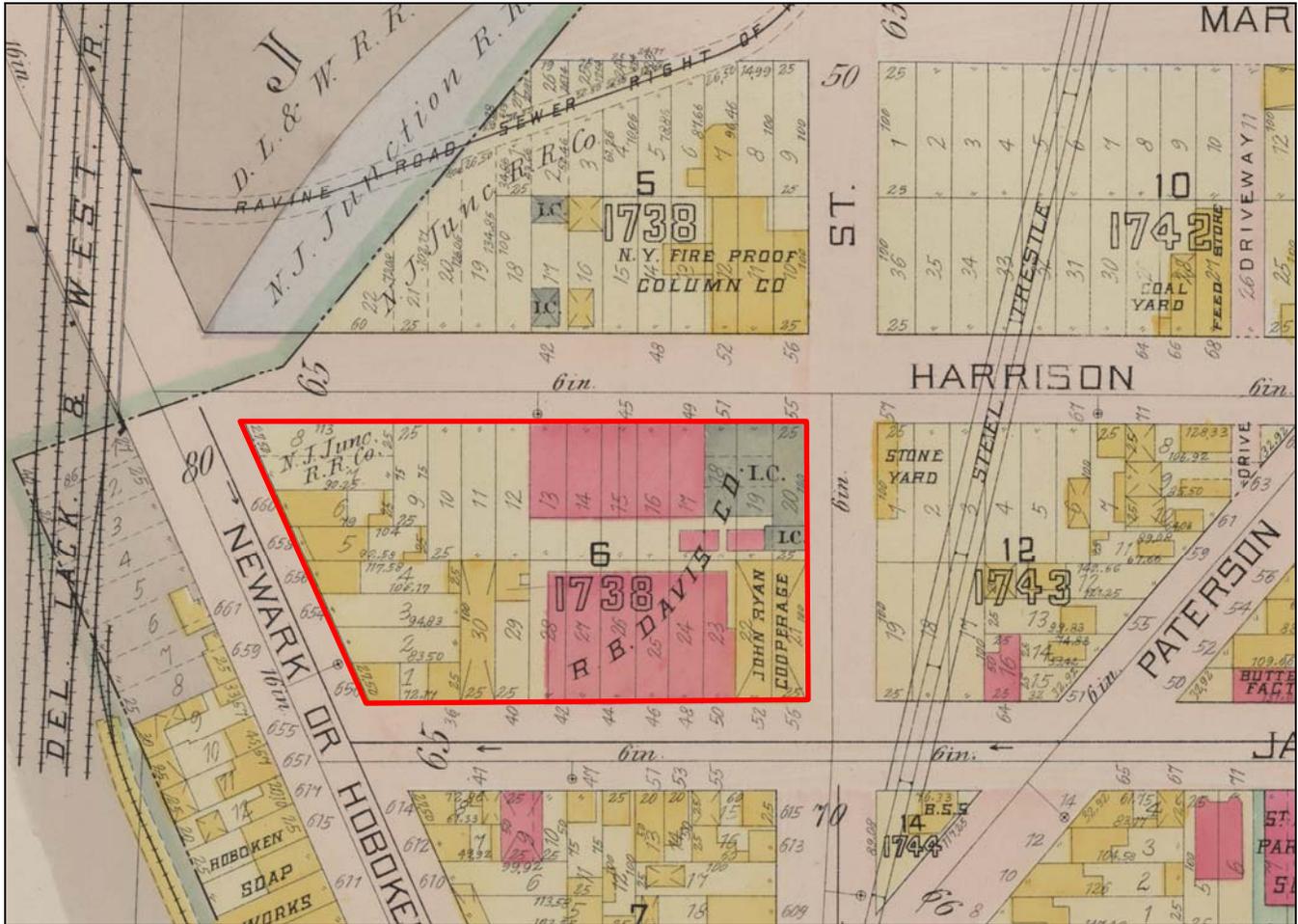
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Organization: Dewberry

September 8,
Date: 2016

CONTINUATION SHEET

Historic Sites #:



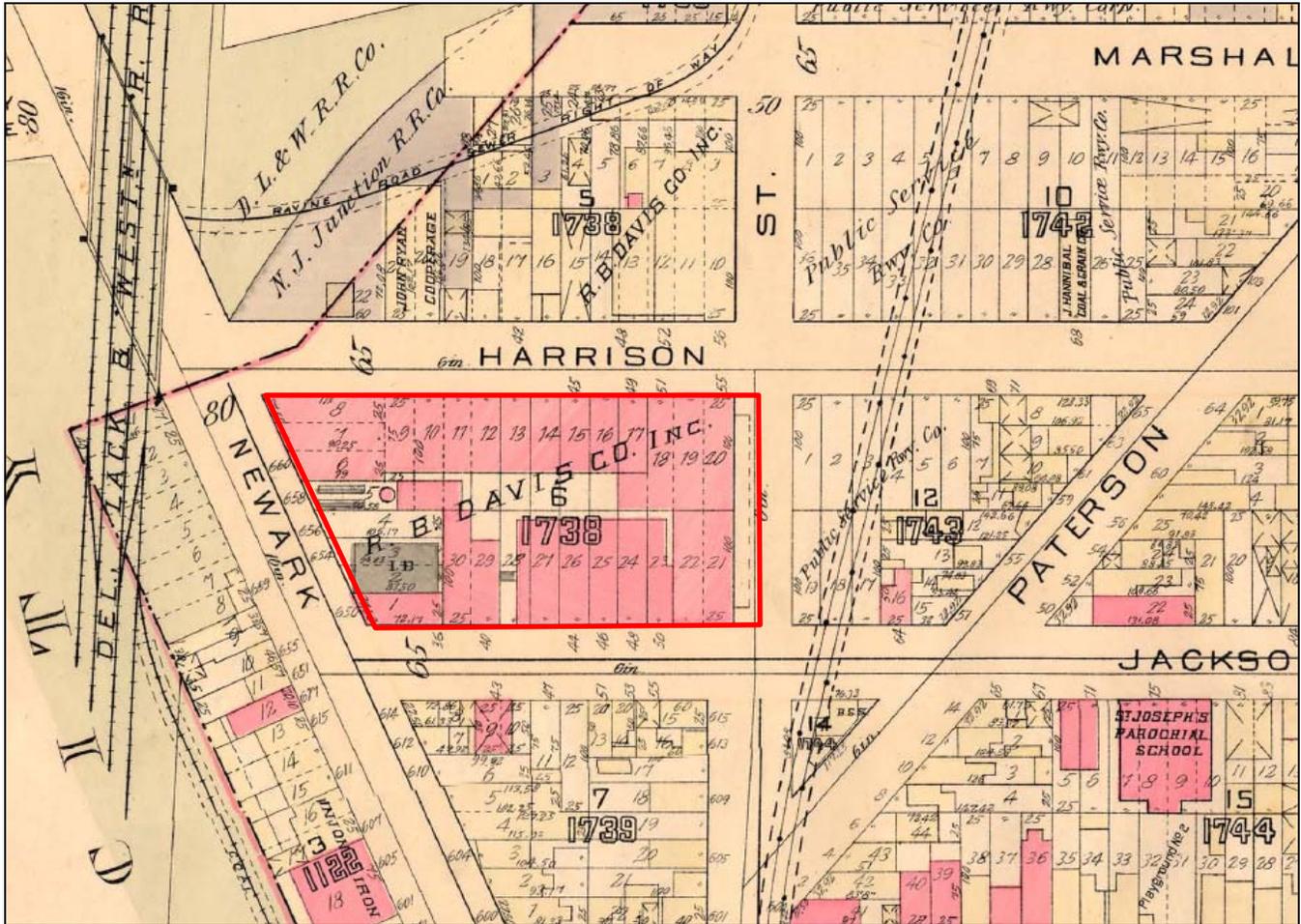
Hopkins Plat Book 1909

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



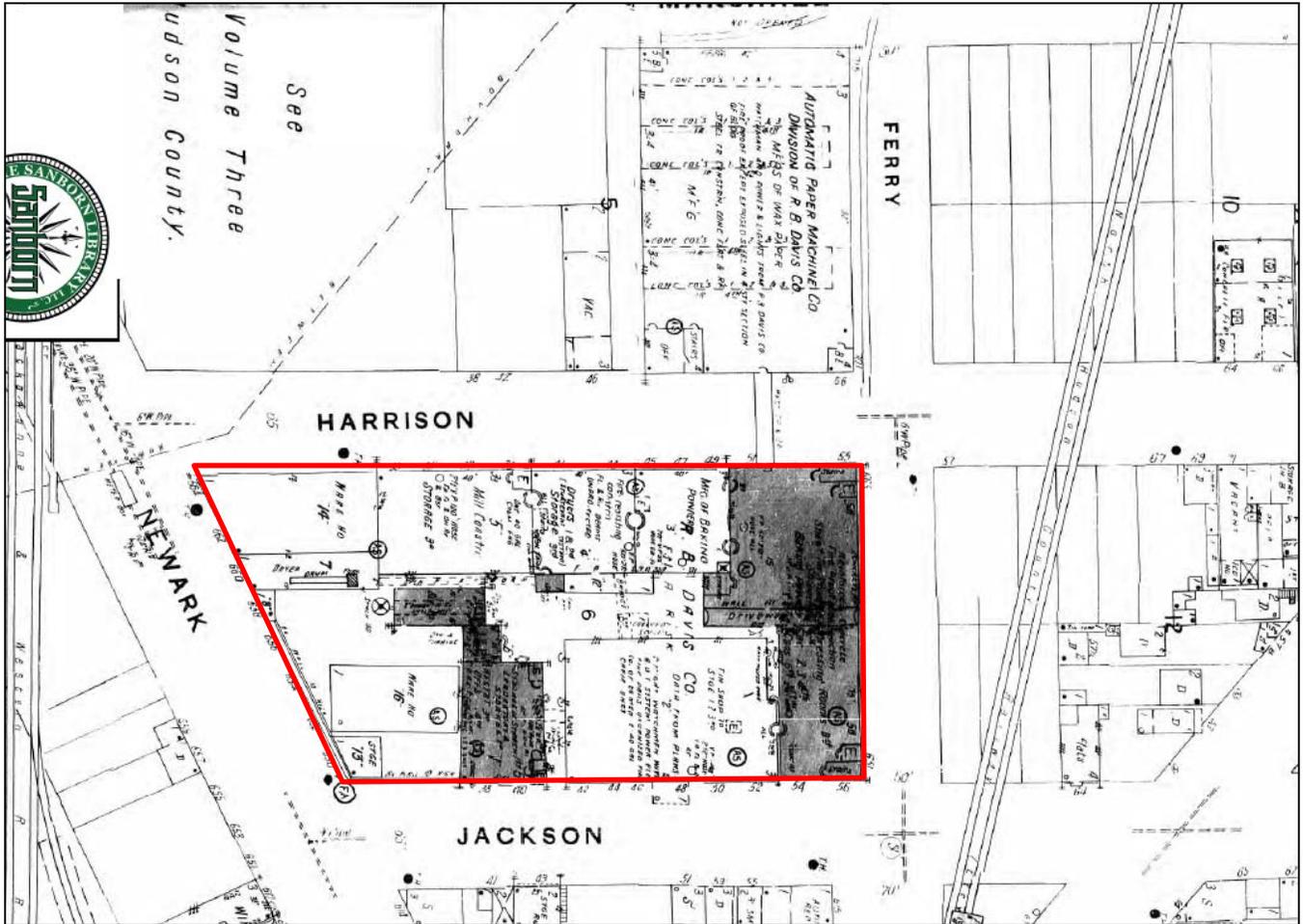
Hopkins Plat Book 1923

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



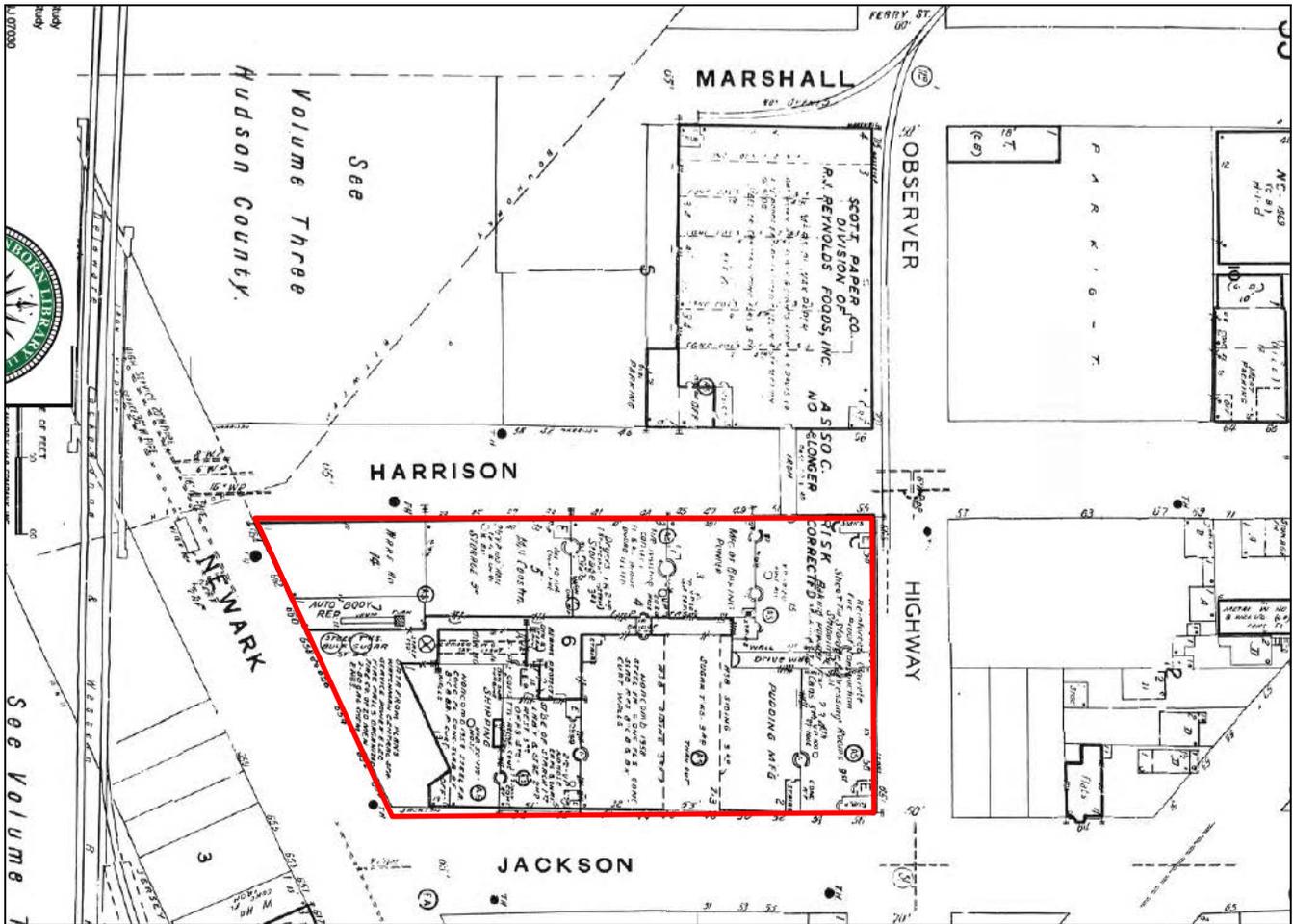
Sanborn Insurance Map, 1937, Hudson County, New Jersey, Sheet 22

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



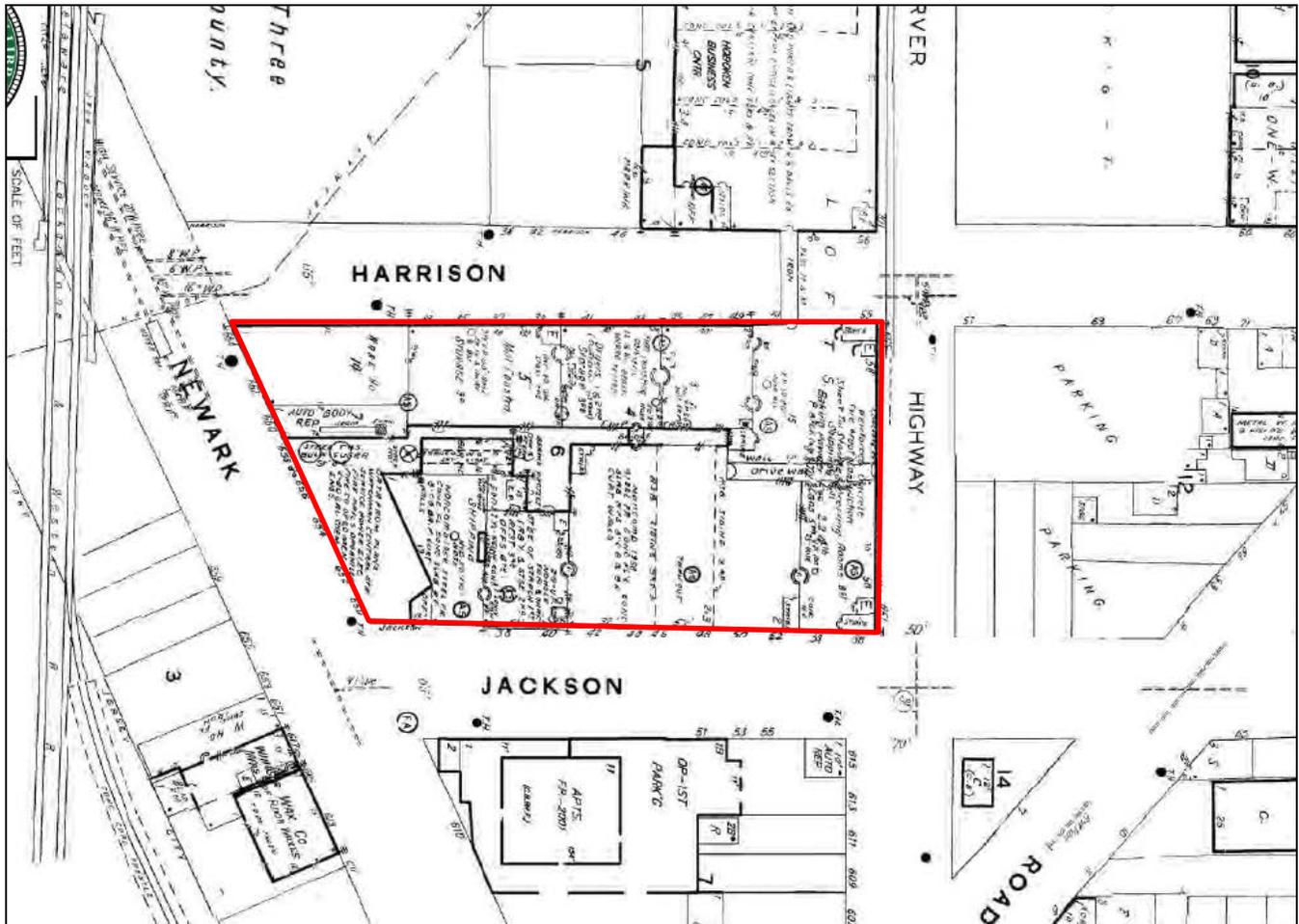
Sanborn Insurance Map, 1979, Hudson County, New Jersey, Sheet 22

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016

CONTINUATION SHEET

Historic Sites #:



Sanborn Insurance Map, 2006, Hudson County, New Jersey, Sheet 22

Survey Name: Hoboken RBDH
Surveyor: Deborah Van Steen
Organization: Dewberry

Date: September 8, 2016