Note to the Reader:

Since the initial sections of this survey were completed, determinations of eligibility have been modified for certain properties. In order to find the most recent determination of eligibility, consult the "Sites List and Municipal Maps" section of the introductory narrative (Vol. 1). The determinations of eligibility on the survey forms are superceded by those on the list.
Below is a list of all sites included in the Monmouth County Historic Sites Inventory. Sites location maps are also provided for each municipality. The sites lists are arranged by municipality and then alphabetically by street address or geographical location. Next to each site is a determination of its eligibility to the National Register of Historic Places.** Eligibility is notated by the following symbols:

\[
\begin{align*}
Y &= \text{Yes} \\
N &= \text{No} \\
P &= \text{Possible} \\
D &= \text{District}
\end{align*}
\]

Sites which are located within eligible districts but which are also individually eligible are labeled "Y" instead of "D". The "Possible" category is limited to those properties which require additional research on construction date, quality of the interior (interiors generally were not examined), ownership history, and/or degree of alteration in order to determine eligibility.

The survey project followed federal standards for National Register eligibility which are set forth in "How to Apply the National Register Criteria for Evaluation" (National Park Service, Department of the Interior, 1982). National Register eligibility is subject to review and final approval by the Office of New Jersey Heritage and the New Jersey State Review Board of Historic Sites. Eligibility may change due to building alterations made subsequent to this survey. Since the initial field work for this project was completed during 1980-1982, determinations of eligibility on the survey forms are superceded by those on the below updated lists.

**The National Register is the official list of properties significant in American history, architecture, archeology, engineering, and culture. The National Register was established by the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966, as amended. It is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior. Properties listed on the National Register receive a limited form of protection and certain benefits. For information concerning the effects of listing, contact the Office of New Jersey Heritage in Trenton (609-297-2023).
### NEGATIVE FILE SHEET

**ROLL NUMBER** 1  
**COUNTY** Monmouth  
**MUNICIPALITY** Asbury Park  

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**PHOTO TAKEN BY:** Gail Hunton  
**SURVEY** Monmouth County  
**DATE:** November 1980
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NEGATIVE FILE SHEET

ROLL NUMBER 2
COUNTY Monmouth
MUNICIPALITY Asbury Park

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PHOTO TAKEN BY: Gail Hunton
SURVEY Monmouth County
DATE November 1980
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PHOTO TAKEN BY: Gail Hunton

SURVEY: Monmouth County

DATE: November 1980
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## Negative File Sheet

**Roll Number**: 4  
**County**: Monmouth  
**Municipality**: Asbury Park

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**Photo Taken By**: Gail Hunton  
**Survey**: Monmouth County  
**Date**: October 1980
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HISTORIC NAME: Trinity Episcopal Church
LOCATION: NW cr. Asbury Ave. and Grand Ave.
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS:

COMMON NAME: Trinity Episcopal Church
BLOCK/LOT: 149-1
COUNTY: Monmouth
UTM REFERENCES: Zone/Easting/Northing

DESCRIPTION

Construction Date: 1911
Source of Date: Ref. 1, 2

Architect: Clarence Wilson Brazer, New York
Builder:

Style: Late Gothic Revival
Form/Plan Type:

Number of Stories: 1

Foundation: Stone

Exterior Wall Fabric: "Chestnut Hill, Pa. rubble stone with buffed Indiana limestone trimmings" (Ref. 1)

Fenestration: 1 bay by 7 bays, symmetrical

Roof/Chimneys: Gable with parapet and central square tower (unfinished)

Additional Architectural Description:

Twentieth century rendition of an English Gothic church, constructed of stone on a narrow rectangular plan. The main facade is dominated by a single large pointed-arch tracery window with stained glass, flanked by twin hexagonal towers; the front vestibule has a gabled parapet and arched double entry with paneled strap-hinged doors. The side bays have pointed-arch tracery windows on the naves; along the aisles are semi-circular and segmental-pointed arch windows, also with tracery and stained glass. Slate tile roof. Well conserved.
Faces south on a corner city lot, opposite Library Square. Red brick church school building (post WW2) attached to the west side of the sanctuary.

SURROUNDING ENVIRONMENT: Urban ☑ Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☑ Agricultural ☐ Village ☐
Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

Trinity Episcopal Church is a good local example of the Late Gothic Revival, and demonstrates the historical preference among Episcopalians for English Gothic design precedents. The site is one of four churches surveyed in Asbury Park whose congregations date from the early settlement of the city. Trinity was organized in 1872; the first church, which was also on this site, was a frame Carpenter Gothic structure.

ORIGINAL USE: Church  PRESENT USE: Church
PHYSICAL CONDITION: Excellent ☑ Good ☐ Fair ☐ Poor ☐
REGISTER ELIGIBILITY: Yes ☑ Possible ☐ No ☐ Part of District ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐

REFERENCES:
2. Asbury Park Press (August 7, 1911).
3. Franklin Ellis, History of Monmouth County (1885), p. 868.
4. Photographic Collection of George Moss (Moss Archives ), Rumson, N.J.

RECORDED BY: Gail Hunton  DATE: November 1980
ORGANIZATION: Monmouth County Park System/Monmouth County Historical Assn.
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

<table>
<thead>
<tr>
<th>HISTORIC NAME:</th>
<th>COMMON NAME: Belmont Hotel</th>
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<tbody>
<tr>
<td>LOCATION:</td>
<td>BLOCK/LOT: 142-18</td>
</tr>
<tr>
<td>MUNICIPALITY:</td>
<td>COUNTY: Monmouth</td>
</tr>
<tr>
<td>USGS QUAD:</td>
<td>UTM REFERENCES: Zone/Easting/Northing</td>
</tr>
<tr>
<td>OWNER/ADDRESS:</td>
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<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>Source of Date: Ref. 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Date: Between 1890 &amp; 1905; addn. between 1905 &amp; 1930</td>
<td></td>
</tr>
<tr>
<td>Architect:</td>
<td>Builder:</td>
</tr>
<tr>
<td>Style: Colonial Revival</td>
<td>Form/Plan Type: Rectangle with round corner bays; rear wing</td>
</tr>
<tr>
<td>Number of Stories: 4</td>
<td></td>
</tr>
<tr>
<td>Foundation: Not visible</td>
<td></td>
</tr>
<tr>
<td>Exterior Wall Fabric: Stucco over brick</td>
<td></td>
</tr>
<tr>
<td>Fenestration: 3 bays (1 central bay and 2 round end bays)</td>
<td></td>
</tr>
<tr>
<td>Roof/Chimneys: Flat</td>
<td></td>
</tr>
</tbody>
</table>

Additional Architectural Description:

Original building was 2 stories with brick and shingle exterior. Between 1905 and 1930 (Ref. 1) 2 stories and the rear section were added. Stucco applied after 1930. Building retains recessed portico with fluted Corinthian columns; sculptural relief on porch arches and second story central bay; and pilastered window enframements. Porch has been enclosed on east side.

PHOTO Negative File No. 3-30

Map (Indicate North)

![Map Diagram]
Faces North on corner city lot.

SURROUNDING ENVIRONMENT:  Urban ☑ Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☑ Agricultural ☐ Village ☐
Industrial ☐ Downtown Commercial ☑ Highway Commercial ☐ Other ☐ Boardwalk Area

SIGNIFICANCE:
This site is one of a small remaining number of turn-of-the-century hotels which once flourished in Asbury Park (for another surveyed example, see 1303-43). The building appears to have been originally a dwelling, later expanded for use as a summer hotel or boarding house.

ORIGINAL USE: Residence  PRESENT USE: Hotel
PHYSICAL CONDITION: Excellent ☐ Good ☑ Fair ☐ Poor ☐
REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☑ Part of District ☐
THREATS TO SITE: Roads ☐ Development ☑ Zoning ☐ Deterioration ☐
No Threat ☐ Other ☐

REFERENCES:

RECORDED BY: Gail Hunton  DATE: November 1980
ORGANIZATION: Monmouth County Park System/Monmouth County Historical Association
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Metropolitan Hotel
LOCATION: 309 Asbury Avenue
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS:

HISTORIC SITES INVENTORY NO. 1303-3
COMMON NAME: Metropolitan Hotel
BLOCK/LOT: 147-1
COUNTY: Monmouth
UTM REFERENCES: Zone/Easting/Northing

DESCRIPTION
Construction Date: 1920's
Source of Date: Ref. 1; Stylistic
Architect:
Builder:

Style: Spanish Mission
Form/Plan Type: Complex

Number of Stories: 3 and 4
Foundation: Concrete

Exterior Wall Fabric: Stucco

Fenestration: Approx. 12 bays by 12 bays (varies from story to story)

Roof/Chimneys: Flat with parapet; hipped central pavilion

Additional Architectural Description:
Three story hotel built on a basically rectangular plan, with a four story hipped roof central pavilion, two story portico with fluted Doric columns and balustrade, canopies and enclosed end porches. Spanish Mission motifs also include the stucco surfacing, parapet roof and canales. The metal marquee is a later addition. Newer wing on the east end.

PHOTO Negative File No. 3-14, 15

Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on large rectangular corner lot; west side faces Library square

SURROUNDING ENVIRONMENT:  Urban ☐ Suburban ☐ Scattered Buildings ☐ Open Space ☐ Woodland ☐ Residential ☑ Agricultural ☐ Village ☐ Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

The Metropolitan Hotel is one of the last large hotels operating in Asbury Park. Although this is not the original structure (which was a three story frame Italianate Style building), the hotel has operated on this site under this name since the 1880's. Theodore Oves was the original owner and proprietor.

ORIGINAL USE: Hotel  PRESENT USE: Hotel
PHYSICAL CONDITION: Excellent ☐ Good ☑ Fair ☐ Poor ☐
REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☑ Part of District ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐ No Threat ☐ Other ☑
COMMENTS:  
Decline of hotels in Asbury Park

REFERENCES:

5. "The Torch" (Souvenir Booklet, 1898). Monmouth County Historical Association Vertical File.

RECORDED BY: Gail Hunton
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
DATE: November 1980
**HISTORIC NAME:** 705 Asbury Avenue  
**LOCATION:** Asbury Park

**MUNICIPALITY:** Asbury Park  
**USGS QUAD:** Asbury Park  
**OWNER/ADDRESS:**

**COMMON NAME:** 151-3  
**BLOCK/LOT:**

**COUNTY:** Monmouth  
**UTM REFERENCES:** Zone/Easting/Northing

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<th>DESCRIPTION</th>
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<tbody>
<tr>
<td><strong>Construction Date:</strong></td>
<td>Between 1878 &amp; 1889</td>
<td><strong>Source of Date:</strong> Ref. 1, 2, 3</td>
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<tr>
<td><strong>Architect:</strong></td>
<td></td>
<td><strong>Builder:</strong></td>
</tr>
<tr>
<td><strong>Style:</strong> Victorian Italianate</td>
<td></td>
<td><strong>Form/Plan Type:</strong> Complex</td>
</tr>
<tr>
<td><strong>Number of Stories:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Foundation:</strong> Stucco over brick</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Exterior Wall Fabric:</strong> Clapboard and shingle</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Fenestration:</strong> 2 symmetrical bays (incl. projecting bay)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Roof/Chimneys:</strong> Intersecting gables; exterior end chimney</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Additional Architectural Description:**

Intact late 19th century patternbook house with Picturesque massing; patterned shingling in the gables; and paneled friezes with scroll brackets on roof cornices and projecting bays. Windows are 1/1 and 2/2 sash with pronounced cornices; gable window has segmental arch and incised gabled lintel. No major alterations; exterior end chimney is 20th century.

**PHOTO** Negative File No. 3-19, 20  
**Map (Indicate North)**
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a city lot

SURROUNDING ENVIRONMENT: Urban ☑ Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☑ Agricultural ☐ Village ☐
Industrial ☐ Downtown Commercial ☑ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

This well-conserved single-family dwelling is one example of a variety of Picturesque residences which were constructed in Asbury Park from the 1870's through the 1890's. Most of the city's earliest remaining houses lie within the area bound by Main Street (West), Bergh Street (East), Sunset Lake (North) and Munroe Avenue (South).

ORIGINAL USE: Residence
PRESENT USE: Residence

PHYSICAL CONDITION: Excellent ☑ Good ☐ Fair ☐ Poor ☐
REGISTER ELIGIBILITY: Yes ☑ Possible ☐ No ☐ Part of District ☑
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐

COMMENTS:

REFERENCES:

3. Sanborn Maps, Jersey Coast Series, 1890.

RECORDED BY: Gail Hunton
DATE: November 1980
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Asbury Park Post Office
LOCATION: NW cr. Bangs Av. and Main St.
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS: Asbury Park

COMMON NAME: Asbury Park Post Office
BLOCK/LOT: 122-1
COUNTY: Monmouth
UTM REFERENCES: Zone/Easting/Northing

DESCRIPTION
Construction Date: 1910-1912
Source of Date: Cornerstone; Ref. 1
Architect: James Knox Taylor
Builder: F.H. Fissell and Co.,
Style: Second Renaissance Revival
New York City
Form/Plan Type: Rectangle w/ rear wing
Number of Stories: 2
Foundation: Stone
Exterior Wall Fabric: White marble
Fenestration: 7 symmetrical bay main facade
Roof/Chimneys: Hip
Additional Architectural Description:
The marble-faced exterior is elaborated by a modillion cornice, dented frieze, quoins, and a molded beltcourse between stories. The five bay entrance loggia has Corinthian capitals, a terrazzo floor, and domed ceiling from which three large ornamental lamps are suspended. The windows are deeply-set, double-hung sash (12/12 and 6/6); those on the first story are larger and have heavy cornices, surrounds, and sills. Red tile roof. Lobby constructed with terrazzo floor and oak woodwork. No major alterations to the exterior.

PHOTO Negative File No. 2-22, 23
Map (Indicate North)
Faces south, adjacent to the New York and Long Branch Railroad tracks; opposite the newly-constructed municipal complex (former site of main railroad depot).

**SURROUNDING ENVIRONMENT:** Urban ☑ Suburban ☐ Scattered Buildings ☐ Open Space ☐ Woodland ☐ Residential ☐ Agricultural ☐ Village ☐ Industrial ☐ Downtown Commercial ☑ Highway Commercial ☐ Other ☐

**SIGNIFICANCE:**

This is a handsome and well-crafted example of the later Renaissance Revival in Monmouth County. It provides a good historical model for architectural quality in the design of local civic buildings.

This is Asbury Park's fourth post office. The first, established in 1874, was located in Park Hall, a small wooden building (now gone) at the southeast corner of Main Street and Mattison Avenue. In 1882 the post office was moved to the Appleby Building at 723 Mattison Avenue. Between 1895 and 1912, when the present structure was completed, the post office was located in the Byram Building (see #1303-27).

**ORIGINAL USE:** Post Office
**PRESENT USE:** Post Office

**PHYSICAL CONDITION:** Excellent ☑ Good ☐ Fair ☐ Poor ☐

**REGISTER ELIGIBILITY:** Yes ☑ Possible ☒ No ☐ Part of District ☐

**THREATS TO SITE:** Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐

**COMMENTS.**

**REFERENCES:**


**RECORDED BY:** Gail Hunton
**DATE:** November 1980

**ORGANIZATION:** Monmouth County Park System/Monmouth County Historical Assn.
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**OFFICE OF HISTORIC PRESERVATION**  
**INDIVIDUAL STRUCTURE SURVEY FORM**  

<table>
<thead>
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<tbody>
<tr>
<td>1005 Bergh Street</td>
<td>22-2</td>
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<table>
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<th>LOCATION:</th>
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<tr>
<td>Asbury Park</td>
<td>Monmouth</td>
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<th>MUNICIPALITY:</th>
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<th>USGS QUAD:</th>
<th>UTM REFERENCES:</th>
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<tr>
<td>Asbury Park</td>
<td>Zone/Easting/Northing</td>
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### DESCRIPTION

**Construction Date:** Between 1878 & 1889  
**Source of Date:** Ref. 1, 2, 3

**Architect:**  
**Builder:**

**Style:** Victorian Vernacular  
**Form/Plan Type:** Complex

**Number of Stories:** 2½ (3 on wing)  
**Foundation:** Brick

**Exterior Wall Fabric:** Clapboard  
**Fenestration:** 2 symmetrical bays plus 1 bay wing

**Roof/Chimneys:** Intersecting gable; flat-roofed wing

**Additional Architectural Description:**

Late 19th century summer house with Victorian millwork trim: two-tiered porch with square posts; ornamental gable bracket with punched-out scrollwork and bead trim. 1/1 and 2/2 sash windows, some with segmental heads. Original house was probably a narrow two-bay rectangle with porch; three-story W. wing and rear lean-to are later additions. Porch appears to be altered on the first story; it has been enclosed since the survey photograph.

<table>
<thead>
<tr>
<th>PHOTO</th>
<th>Negative File No.</th>
<th>Map (Indicate North)</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>3-35, 36</td>
<td></td>
</tr>
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SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces east on a city lot

SURROUNDING ENVIRONMENT:  Urban ☐  Suburban ☐  Scattered Buildings ☐
Open Space ☐  Woodland ☐  Residential ☑  Agricultural ☐  Village ☐
Industrial ☐  Downtown Commercial ☐  Highway Commercial ☐  Other ☐

SIGNIFICANCE:

The original section of this structure represents a popular type of summer house built along the Monmouth shore during the 1870's and 1880's. Although they vary in size and individual detail, these houses can be identified by their narrow plans (usually two bays wide), two-tiered porches and steep end-facing gables with a variety of millwork trim. Neighboring Ocean Grove has numerous examples, but only a handful remain in Asbury Park, most of which are altered.

ORIGINAL USE:  Residence
PRESENT USE:  Residence
PHYSICAL CONDITION:  Excellent ☐  Good ☑  Fair ☐  Poor ☐
REGISTER ELIGIBILITY:  Yes ☑  Possible ☐  No ☒  Part of District ☐
THREATS TO SITE:  Roads ☐  Development ☐  Zoning ☐  Deterioration ☐
No Threat ☐  Other ☒  Alternations

REFERENCES:

3. Sanborn Maps, Jersey Coast Series, 1890.

RECORDED BY:  Gail Hunton  DATE:  November 1980
ORGANIZATION:  Monmouth County Parks System/Monmouth County Historical Association
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**
**OFFICE OF HISTORIC PRESERVATION**
**INDIVIDUAL STRUCTURE SURVEY FORM**

<table>
<thead>
<tr>
<th>HISTORIC NAME:</th>
<th>Steinbach Brothers Store</th>
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<tbody>
<tr>
<td>LOCATION:</td>
<td>NE corner Cookman Avenue and Emory Street</td>
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<tr>
<td>MUNICIPALITY:</td>
<td>Asbury Park</td>
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<tr>
<td>USGS QUAD:</td>
<td>Asbury Park</td>
</tr>
<tr>
<td>OWNER/ADDRESS:</td>
<td></td>
</tr>
</tbody>
</table>

| COMMON NAME:        | Steinbach's Dept. Store |
| BLOCK/LOT:          | 116-1                   |
| COUNTY:             | Monmouth                |
| UTM REFERENCES:     | Zone/Easting/Northing  |

**DESCRIPTION**

**Construction Date:** 1897; addns 1912, 1920  
**Source of Date:** Ref. 1-3  
**Builder:**  

**Architect:** Commercial Italianate  
**Form/Plan Type:** Irregular (almost triangular)  

**Style:** Commercial Italianate  
**Number of Stories:** 5  
**Foundation:** Brick  
**Exterior Wall Fabric:** Yellow brick  
**Fenestration:** See below  
**Roof/Chimneys:** Low slope with parapet; clock tower

**Additional Architectural Description:**

Large store block constructed in several sections. The original store was four stories high, and included that portion marked "A" on the map below. The building covered the entire block after the 1912 addition. A fifth story and a 150' clock tower were added in 1920 (clock has since been removed). The dominant feature of the facade is the fenestration. The upper three stories have continuous rows of 1/1 sash (the fourth story, the original top floor, has round-headed windows). The second story has broad three-part "Chicago windows" (now closed off) and the first story (now boarded up) consists of wide plate glass windows. Piers with capitals rise to the pronounced modillion cornice which crowns the structure.

**PHOTO**  
Negative File No. 2-10, 11  

**Map (Indicate North)**
Situated on an entire city block of almost triangular dimensions.

SURROUNDING ENVIRONMENT:  Urban ☑  Suburban ☐  Scattered Buildings ☐
Open Space ☐  Woodland ☐  Residential ☐  Agricultural ☐  Village ☐
Industrial ☐  Downtown Commercial ☑  Highway Commercial ☐  Other ☐

SIGNIFICANCE:

Steinbach's is probably Monmouth County's largest pre-1930 store building, and is significant for its architectural integrity and its relationship to the commercial history of Asbury Park. Stylistically, the building falls within the late phase of the Commercial Italianate, although its broad "Chicago windows," restrained surface ornament, and emphasis on vertical and horizontal structural members are all characteristics of the later Commercial Style.

The Steinbach Brothers Store in Asbury Park was founded by John and Henry Steinbach as a branch of their store in Long Branch, established about 1870. They located their first Asbury Park store on Main Street about 1876. Their second Asbury Park store, called the "Ocean Palace Department Store," was built in 1892 at the corner of Cookman Avenue and Main Street. Neither of these structures are still standing. This building, constructed in 1897 on the site of the old "Commercial House," was advertised as the largest resort store in the world. Steinbach's remained an important business in downtown Asbury Park for over 80 years. In 1979 the building was vacated, but Steinbach's still operates other stores within the county.

ORIGINAL USE: Department Store  PRESENT USE: Vacant
PHYSICAL CONDITION: Excellent ☑  Good ☑  Fair ☐  Poor ☐
REGISTER ELIGIBILITY: Yes ☑  Possible ☐  No ☐  Part of District ☐
THREATS TO SITE: Roads ☐  Development ☐  Zoning ☐  Deterioration ☐
No Threat ☐  Other ☐  Vacant

COMMENTS: **A 1981 SHPO opinion declared this site eligible for the NRHP.

REFERENCES:

3. Sanborn maps, Jersey Coast series, 1890, 1905, 1930.

RECORDED BY: Gail Hunton  DATE: November 1980
ORGANIZATION: Monmouth County Park System/Monmouth County Historical Assn.
Steinbach Company's
"MAMMOTH" DEPARTMENT STORE.

JOHN STEINBACH.
HENRY STEINBACH.
W. B. CLAYTON.

"MAMMOTH,"
Cookman Ave. and Emory St.
Asbury Park.

"OCEAN PALACE,"
Cookman Ave. and Main St.,
Asbury Park.

"WEST END,"
Long Branch.

THE MOST COMPLETE LINE OF
DRY GOODS AND HOUSE FURNISHINGS
ON THE JERSEY COAST.

Advertisement in "The Torch," 1898. View NE from Cookman Ave. and Emory St.

The Steinbach Department Store,
Asbury Park, N. J.
Largest Resort Store in the World

Postcard, 1912. View SW from Bangs Ave. and Cookman Ave.
HISTORIC NAME: Seacoast Trust Company
LOCATION: 572-576 Cookman Avenue
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS:

HISTORIC SITES INVENTORY NO. 1303-9
COMMON NAME: Press Plaza Pharmacy
BLOCK/LOT 117-12
COUNTY: Monmouth
UTM REFERENCES: Zone/Easting/Northing

DESCRIPTION
Construction Date: 1922
Architect: Beaux Arts
Style: Stone
Number of Stories: 2
Foundation:
Exterior Wall Fabric: Limestone; granite; tile storefront
Fenestration: 3 bays by 8 bays
Roof/Chimneys: Low slope behind parapet

Additional Architectural Description:
2 story rectangular commercial block, 3 bays by 8 bays, with a Beaux Arts facade treatment. The brick walls are faced with Bath stone (limestone) and a Deer Island granite base. The tile storefront is a later alteration, made when the bank was converted to stores. The original facade was composed of continuous full-length round-headed windows separated by fluted Corinthian pilasters, and crowned by a heavily molded dentil cornice and a parapet. The fenestration on the main (north) facade and part of the west facade has been radically altered, including the removal of the original center entry; these changes seriously compromise the architectural integrity of the structure.

PHOTO Negative File No. 2-9

Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north and west on a corner city lot.

SURROUNDING ENVIRONMENT:  Urban ☐  Suburban ☐  Scattered Buildings ☐
Open Space ☐  Woodland ☐  Residential ☐  Agricultural ☐  Village ☐
Industrial ☐  Downtown Commercial ☑  Highway Commercial ☐  Other ☐

SIGNIFICANCE:

The Seacoast Trust Company is one of five bank buildings surveyed in Asbury Park. (See also 1303-26, 1303-27, 1303-29, and 1303-30.) Together these sites constitute a significant proportion of the substantial and visually-prominent late 19th and early 20th century commercial architecture remaining in Asbury Park.

The bank originally was called Seacoast National Bank, and opened on Main Street in 1903 (structure no longer standing). Its name was changed to Seacoast Trust Company in 1916, and in 1922 the present building was constructed. At the time of the new bank's opening, the Asbury Park Press published a detailed description of the exterior and interior (May 6, 1922). The bank merged with the Asbury Park National Bank in 1950, and the building was subsequently converted to stores and offices.

ORIGINAL USE:  Bank
PRESENT USE:  Stores and offices
PHYSICAL CONDITION:  Excellent ☐  Good ☐  Fair ☑  Poor ☐
REGISTER ELIGIBILITY:  Yes ☐  Possible ☐  No ☑  Part of District ☐
THREATS TO SITE:  Roads ☐  Development ☐  Zoning ☐  Deterioration ☑
No Threat ☐  Other ☐

REFERENCES:

1. Asbury Park Press (July 29, 1921; Oct. 6, 1921; May 6, 1922).
2. Sanborn maps, Jersey Coast series, 1930.
3. Asbury Park Vertical File, Monmouth County Historical Assn., Freehold, N.J.

RECORDED BY:  Gail Hunton  DATE:  November 1980
ORGANIZATION:  Monmouth County Park System/Monmouth County Historical Assn.
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: 301 Eighth Avenue
LOCATION: 301 Eighth Avenue
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS: 

COMMON NAME: 218-1
BLOCK/LOT: 
COUNTY: Monmouth
UTM REFERENCES: Zone/Easting/Northing

DESCRIPTION
Construction Date: Between 1905 & 1920
Source of Date: Ref. 1; Stylistic
Architect: 
Builder:
Style: Colonial Revival
Form/Plan Type: Rectangle
Number of Stories: 2½
Foundation: Brick
Exterior Wall Fabric: Clapboard and wood shingles
Fenestration: 3 bays by 5 bays
Roof/Chimneys: Hip with gabled dormers
Additional Architectural Description:

Rectangular block with projecting bays and ample porch (partially enclosed) on east and south sides. Colonial Revival details include fluted pilasters, dentiled frieze, paired 12/1 and 9/1 sash, and Ionic porch columns. Porch was originally open all around.

PHOTO Negative File No. 1-13

Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a 50' x 150' city corner lot

SURROUNDING ENVIRONMENT: Urban □ Suburban □ Scattered Buildings □
Open Space □ Woodland □ Residential ☒ Agricultural □ Village □
Industrial □ Downtown Commerical □ Highway Commercial □ Other □

SIGNIFICANCE:

In scale, form and materials, this site is representative of early 20th century residential architecture in Asbury Park. The area north of Sunset Lake, between Main Street and Webb Street, is dominated by single-family and two-family dwellings of the 1890-1930 period, and contains a number of Colonial Revival and other Period Revival residences. For other surveyed examples of the Colonial Revival Style in Asbury Park, see 1303-11, 20, 40, 41 and 46.

ORIGINAL USE: Residence □ PRESENT USE: Residence □
PHYSICAL CONDITION: Excellent □ Good ☒ Fair □ Poor □
REGISTER ELIGIBILITY: Yes □ Possible □ No □ Part of District □
THREATS TO SITE: Roads □ Development □ Zoning □ Deterioration □
No Threat □ Other □ Alterations □

REFERENCES:


RECORDED BY: Gail Hunton
DATE: November 1980
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
HISTORIC NAME: 302 Eighth Avenue  COMMON NAME: 205-20
LOCATION: Asbury Park  BLOCK/LOT: Asbury Park  COUNTY: Monmouth
MUNICIPALITY: Asbury Park  UTM REFERENCES: Zone/Easting/Northing
OWNER/ADDRESS:

DESCRIPTION
Construction Date: c. 1910-1920  Source of Date: Ref. 1
Architect:  Builder:
Style: Federal Revival  Form/Plan Type: Rectangle
Number of Stories: 3
Foundation: Brick
Exterior Wall Fabric: Clapboard
Fenestration: 4 over 3 symmetrical bays
Roof/Chimneys: Low hip; 1 interior chimney and 1 exterior end chimney
Additional Architectural Description:
Revival of Federal Period features includes symmetrical massing, low hip roof (originally with balustraded deck), 3 story bowed bay and classical cornice with modillions. Windows are double-hung sash, some with shaped incised lintels. Vertical panes in uppersash on 2nd story; star pattern in upper sash on 3rd story. Full porch with fluted tapered posts. Simple doorway with glass paneled door. No apparent major alterations to the exterior.

PHOTO  Negative File No. 4-11. 12  Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north on a rectangular city lot

SURROUNDING ENVIRONMENT:  Urban ☑  Suburban ☐  Scattered Buildings ☐
Open Space ☐  Woodland ☐  Residential ☑  Agricultural ☐  Village ☐
Industrial ☐  Downtown Commercial ☐  Highway Commercial ☐  Other ☐

SIGNIFICANCE:

In scale, form and materials, this site is representative of early 20th century residential architecture in Asbury Park. The area north of Sunset Lake, between Main Street and Webb Street is dominated by single-family and two-family dwellings of the 1890-1930 period, and contains a number of Colonial Revival and other Period Revival residences.

ORIGINAL USE:  Apartments
PRESENT USE:  Apartments

PHYSICAL CONDITION:  Excellent ☐  Good ☐  Fair ☑  Poor ☐
REGISTER ELIGIBILITY:  Yes ☐  Possible ☐  No ☑  Part of District ☐
THREATS TO SITE:  Roads ☐  Development ☐  Zoning ☐  Deterioration ☐
No Threat ☑  Other ☐

COMMENTS:

REFERENCES:


RECORDED BY:  Gail Hunton
ORGANIZATION:  Monmouth County Parks System/Monmouth County Historical Association

DATE:  November 1980
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: George Wurts House
LOCATION: 306 Eighth Avenue
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS:

HISTORIC SITES INVENTORY NO. 1303-12
COMMON NAME: 205-18
BLOCK/LOT
COUNTY: Monmouth
UTM REFERENCES:
Zone/Easting/Northing

DESCRIPTION
Construction Date: 1899-1900
Source of Date: Ref. 1, 2, 3
Architect: Clarence W. Smith
Builder:
Style: Shingle Style
Form/Plan Type: Complex
Number of Stories: 2½
Foundation: Brick
Exterior Wall Fabric: Natural wood shingles
Fenestration: Irregular
Roof/Chimneys: Truncated hip with intersecting gabled hip; two interior brick chimneys
Additional Architectural Description:

The plan and massing of this house combines a square block with a front ell which has rounded corners, large curved glass windows on the NE corner, and a columned wraparound porch. Decorative features include dentiled cornices, large gabled dormers, an arced balcony with small columns and a stairwell oriel on the west side. There are a variety of window types and shapes: casements; 6/1, 4/1 and 1/1 double-hung sash; small rectangular fixed lights with art glass; and an outstanding projecting bay on the west side with diamond pane casements and art glass in the transoms. Truncated hip roof appears to have has a deck originally; otherwise the building has not been altered.

SEE ALSO ATTACHED NATIONAL REGISTER NOMINATION (1988)

PHOTO Negative File No. 4-9, 10
Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north on a rectangular city lot

SURROUNDING ENVIRONMENT:  Urban [X]  Suburban [□]  Scattered Buildings [□]  
Open Space [□]  Woodland [□]  Residential [X]  Agricultural [□]  Village [□]  
Industrial [□]  Downtown Commercial [□]  Highway Commercial [□]  Other [□]  

SIGNIFICANCE:

The area north of Sunset Lake, between Main and Webb Streets is dominated by single-family and two-family dwellings constructed between 1890 and 1930. This is one of the better remaining houses from the neighborhood's early period of development. Although similar to surrounding houses in scale and ornamentation, the Shingle Style per se is uncommon in Asbury Park.

The house was constructed as a summer home for George and Elizabeth Wuhrs. George Wuhrs (1829–1923) was a noted newspaper editor and served as New Jersey Secretary of State from 1897 to 1902.

SEE ATTACHED NATIONAL REGISTER NOMINATION (1988) FOR ADDITIONAL BIOGRAPHICAL INFORMATION AND PROPERTY HISTORY.

ORIGINAL USE:  Residence  
PRESENT USE:  Residence  
PHYSICAL CONDITION:  Excellent [□]  Good [X]  Fair [□]  Poor [□]  
REGISTER ELIGIBILITY:  Yes [X]  Possible [□]  No [□]  Part of District [□]  
THREATS TO SITE:  Roads [□]  Development [□]  Zoning [□]  Deterioration [□]  
No Threat [X]  Other [□]  
COMMENTS:

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905).

RECORDED BY:  Gail Hunton  
DATE:  November 1980 (REVISED 11/88)  
ORGANIZATION:  Monmouth County Parks System/Monmouth County Historical Association
HISTORIC NAME: 306 Eighth Avenue
LOCATION: Asbury Park
MUNICIPALITY: Asbury Park
USGS QUAD: Owner/Address:

COMMON NAME: 205-18
BLOCK/LOT: Monmouth
COUNTY: UTM REFERENCES: Zone/Easting/Northing

DESCRIPTION
Construction Date: Between 1890 & 1905
Source of Date: Ref. 1, 2
Architect: Builder:
Style: Shingle Style Form/Plan Type: Complex
Number of Stories: 2½
Foundation: Brick
Exterior Wall Fabric: Natural wood shingles
Fenestration: Irregular
Roof/Chimneys: Truncated hip with intersecting gabled hip; two interior brick chimneys
Additional Architectural Description:

The plan and massing of this house combines a square block with a front ell which has rounded corners, large curved glass windows on the NE corner, and a columned wraparound porch. Decorative features include dentiled cornices, large gabled dormers, an arcaded balcony with small columns and a stairwell oriel on the west side. There are a variety of window types and shapes: casements; 6/1, 4/1 and 1/1 double-hung sash; small rectangular fixed lights with art glass; and an outstanding projecting bay on the west side with diamond pane casements and art glass in the transoms. Truncated hip roof appears to have has a deck originally; otherwise the building has not been altered.

PHOTO Negative File No. 4-9, 10
Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north on a rectangular city lot

SURROUNDING ENVIRONMENT:  Urban ☑ Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☑ Agricultural ☐ Village ☐
Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

The area north of Sunset Lake, between Main and Webb Streets is dominated by single-family and two-family dwellings constructed between 1890 and 1930. This is one of the better remaining houses from the neighborhood's early period of development. Although similar to surrounding houses in scale and ornamentation, the Shingle Style per se is uncommon in Asbury Park.

ORIGINAL USE: Residence  PRESENT USE: Residence
PHYSICAL CONDITION: Excellent ☐ Good ☑ Fair ☐ Poor ☐
REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☑ Part of District ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905).

RECORDED BY: Gail Hunton  DATE: November 1980
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**OFFICE OF HISTORIC PRESERVATION**  
**INDIVIDUAL STRUCTURE SURVEY FORM**  
**HISTORIC SITES INVENTORY NO. 1303-13**

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<th>503 Eighth Avenue</th>
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<td><strong>LOCATION:</strong></td>
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<td><strong>COUNTY:</strong></td>
<td>Zone/Easting/Northing</td>
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<td><strong>UTM REFERENCES:</strong></td>
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</tbody>
</table>

**DESCRIPTION**

- **Construction Date:** Between 1890 & 1905
- **Architect:** Queen Anne
- **Source of Date:** Ref. 1, 2
- **Builder:**
- **Style:** Queen Anne
- **Form/Plan Type:** Complex
- **Number of Stories:** 2½
- **Foundation:** Brick
- **Exterior Wall Fabric:** Clapboard and wood shingles
- **Fenestration:** Irregular
- **Roof/Chimneys:** Gable with dormers; interior chimney

**Additional Architectural Description:**

Queen Anne features include complex plan/profile, use of several surface textures (clapboard, shingle, false half-timbering in gable end), multiple projecting bays and a variety of window types and shapes (including tripartite, 1/1 sash with a border of small panes in the upper sash and multiple pane fixed lights). A broad porch with a shingled base and Ionic columns runs the full length of the south and each sides of the house, elaborated by a circular SE end with a conical roof and a porte-cochere on the west side. No major exterior alterations.

**PHOTO**

**Negative File No.** 1-10, 11, 12

**Map (Indicate North)**
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on rectangular corner lot

SURROUNDING ENVIRONMENT:  Urban ☑  Suburban ☐  Scattered Buildings ☐
Open Space ☐  Woodland ☐  Residential ☑  Agricultural ☐  Village ☐
Industrial ☐  Downtown Commercial ☐  Highway Commercial ☐  Other ☐

SIGNIFICANCE:

This is a well-conserved local example of the later phase of the Queen Anne Style which employed classical forms and detailing (e.g., in this house, the Ionic order porch columns and the swags in relief over the Palladian window). For comparison to other surveyed examples of Queen Anne houses in Asbury Park, see 1303-17, 38, 39, 42, 44 and 45.

ORIGINAL USE:  Residence  PRESENT USE:  Residence
PHYSICAL CONDITION:  Excellent ☐  Good ☑  Fair ☐  Poor ☐
REGISTER ELIGIBILITY:  Yes ☑  Possible ☐  No ☑  Part of District ☐
THREATS TO SITE:  Roads ☐  Development ☐  Zoning ☐  Deterioration ☒
No Threat ☑  Other ☐

COMMENTS:

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905).

RECORDED BY:  Gail Hunton  DATE:  November 1980
ORGANIZATION:  Monmouth County Parks System/Monmouth County Historical Association
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Asbury Park & Ocean Grove Lib.
LOCATION: SW cr. First & Grand Aves.
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS: City of Asbury Park

HISTORIC SITES INVENTORY NO. 1303-14
COMMON NAME: Asbury Park Public Library
BLOCK/LOT: 149-13
COUNTY: Monmouth
UTM REFERENCES: Zone/Easting/Northing

DESCRIPTION
Construction Date: Begun 1881; completed 1890's; altered 1930
Source of Date: Ref. 1-5
Architect: Builder:
Style: Original design: Queen Anne
Number of Stories: 1½
Foundation: Brick (painted white)
Exterior Wall Fabric: Brick (painted white)
Fenestration: 3 bay main facade
Roof/Chimneys: Truncated hip w/ intersecting gables; two exterior end chimneys
Additional Architectural Description:
The building as originally designed had Queen Anne stylistic elements (see attached copy of c. 1910 postcard). The exterior was dark red brick with contrasting beltcourse and wood trim (dentiled cornice, gable pediments, window and door enframements). It had a Picturesque roofline created by multiple gables, tall canted chimneys, and a three story tower with a pyramidal roof. In 1930 the tower, a gable, and a chimney were removed, and during the 1960's the entire exterior was painted white. Other remaining features include the 1/1 and 2/2 sash windows of various sizes, with rectangular and round-arch transoms; the novelty windows, chiefly the two stained glass windows on the east and west walls (SEE SIGNIFICANCE); and the classical round-headed doorway with sidelights and Ionic pilasters. The globe lanterns which flanked the entrance have been moved to the base of the steps.

PHOTO Negative File No. 3-31, 32
Map (Indicate North)
Faces northeast on a double city lot; the east side faces Library Square, one of the original open space elements in James A. Bradley's city plan for Asbury Park.

**SURROUNDING ENVIRONMENT:**  
- Urban [x]  
- Suburban [ ]  
- Scattered Buildings [ ]  
- Open Space [x]  
- Woodland [ ]  
- Residential [x]  
- Agricultural [ ]  
- Village [ ]  
- Industrial [ ]  
- Downtown Commercial [ ]  
- Highway Commercial [ ]  
- Other [ ]

**SIGNIFICANCE:**

Although the building has been substantially altered, the Asbury Park Library is one of the city's oldest and most historically significant civic structures still standing. The origins of the library date from 1878, when the Asbury Park and Ocean Grove Library Assn. was formed. Two lots were donated by city-founder James A. Bradley, who with the aid of an unnamed New York architect drew up plans for a building to house a library, historical museum, and auditorium. With money raised by the library association, construction began in 1881 and the exterior was finished about 1885. Due to insufficient funds, the interior was not completed until the late 1890's. The entrance steps were erected in 1901. The City of Asbury Park purchased the building in 1901 and since then has operated it as the main public library.

The most notable remaining architectural features of the building are its two stained glass windows. The west wall window is a Tiffany window (Reference 5) which depicts parts of several Longfellow poems; the central theme is the burial at sea of Balder the Beautiful, Viking god of the Summer Sun (from the poem "Tegner's Drapa"). The east wall window, a Ulysses Grant memorial dedicated in 1886, is attributed to the artist D. Crescenzio of Philadelphia. It was the gift of George W. Childs of Philadelphia, a summer resident of Long Branch and a personal friend of General Grant.

**ORIGINAL USE:** Library  
**PRESENT USE:** Library

**PHYSICAL CONDITION:** Excellent [ ]  
**Good [x]  
**Fair [ ]  
**Poor [ ]

**REGISTER ELIGIBILITY:** Yes [x]  
**Possible [ ]  
**No [ ]  
**Part of District [ ]

**THREATS TO SITE:** Roads [ ]  
**Development [x]  
**Zoning [ ]  
**Deterioration [ ]  
**No Threat [x]  
**Other [ ]

**REFERENCES:**

2. Postcard File for Asbury Park, Monmouth County Historical Assn., Freehold, N.J.
3. Sanborn Maps, Jersey Coast series, 1890.
6. Robert Stewart, Director, Asbury Park Public Library.

**RECORDED BY:** Gail Hunton  
**DATE:** November 1980

**ORGANIZATION:** Monmouth County Park System/Monmouth County Historical Assn.
Postcard, postmarked 1910.
Collection of Monmouth County Historical Association.
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**
**OFFICE OF HISTORIC PRESERVATION**
**INDIVIDUAL STRUCTURE SURVEY FORM**

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<td>OWNER/ADDRESS:</td>
<td>Zone/Easting/Northing</td>
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**DESCRIPTION**

- **Construction Date:** Between 1878 & 1889
- **Source of Date:** Ref. 1, 2, 3
- **Architect:**
- **Style:** Elements of French Second Empire
- **Form/Plan Type:** Rectangle
- **Number of Stories:** 2½
- **Foundation:** Brick
- **Exterior Wall Fabric:** Asbestos shingles
- **Fenestration:** 3 over 2 symmetrical bays
- **Roof/Chimneys:** Mansard; interior chimney

**Additional Architectural Description:**

Simple three bay house built on a rectangular side hall plan; the chief decorative elements are the mansard roof with slate tiles and segmental arch dormers, the scroll brackets on the cornice and the projecting bay on the north side. Windows are 2/2 sash with shaped lintels. The sidelighted doorway, columned porch and asbestos shingles are early 20th century alterations.

**PHOTO**

Negative File No. 3-23, 24

**Map (Indicate North)**

- ST.
- FIRST AV.
- EMORY
SITTING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a rectangular city lot

SURROUNDING ENVIRONMENT:  Urban ☑ Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☑ Agricultural ☐ Village ☐
Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

Although its original clapboard or wood shingle siding has been replaced with asbestos shingles, this simple house is one of the few intact examples of Asbury Park's residential architecture dating from the city's initial period of development in the 1870's and 1880's. Most of Asbury Park's earliest remaining houses lie within the area bound by Main Street, Sunset Lake, Bergh Street and Munroe Avenue.

ORIGINAL USE:  Residence  PRESENT USE:  Residence
PHYSICAL CONDITION:  Excellent ☐ Good ☑
Fair ☐ Poor ☐
REGISTER ELIGIBILITY:  Yes ☐ Possible ☑
No ☑ Part of District ☐
THREATS TO SITE:  Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐

COMMENTS:

REFERENCES:


RECORDED BY:  Gail Hunton  DATE:  November 1980
ORGANIZATION:  Monmouth County Parks System/ Monmouth County Historical Association
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**
**OFFICE OF HISTORIC PRESERVATION**
**INDIVIDUAL STRUCTURE SURVEY FORM**

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**DESCRIPTION**

Construction Date: Between 1878 & 1889  
Source of Date: Ref. 1, 2, 3

Architect:  
Builder:  

Style: Victorian Vernacular  
Form/Plan Type: L-plan with full porch (partially enclosed)

Number of Stories: 2½  
Foundation: Brick  
Exterior Wall Fabric: Clapboard and shingles  
Fenestration: 4 bays  
Roof/Chimneys: Intersecting gable; central ridge chimney  

Additional Architectural Description:

Present house is the result of several additions and alterations. Retains early features such as 2/2 sash with pronounced cornices, two 2 story projecting bays, triangular-headed gable windows and simple doorway. The Colonial Revival porch, partial porch enclosure and dentiled cornices date from the early 20th century (before 1930).
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:
Faces south on a rectangular corner city lot

SURROUNDING ENVIRONMENT: Urban X Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential X Agricultural ☐ Village ☐
Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

SIGNIFICANCE:
This simple but intact dwelling is one example of a variety of Picturesque residences which were constructed in Asbury Park from the 1870's through the 1890's. Most of the city's earliest remaining houses lie within the area bound by Main Street, Sunset Lake, Bergh Street and Munroe Avenue.

ORIGINAL USE: Residence
PHYSICAL CONDITION: Excellent ☐ Good X Poor ☐
REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☑ Part of District ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐

REFERENCES:

RECORDED BY: Gail Hunton
DATE: November 1980
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**
**OFFICE OF HISTORIC PRESERVATION**
**INDIVIDUAL STRUCTURE SURVEY FORM**

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**DESCRIPTION**

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<td><strong>Architect:</strong></td>
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<td><strong>Style:</strong></td>
<td>Queen Anne</td>
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<td><strong>Builder:</strong></td>
<td>Complex</td>
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<td><strong>Number of Stories:</strong></td>
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<td><strong>Foundation:</strong></td>
<td>Brick</td>
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<tr>
<td><strong>Exterior Wall Fabric:</strong></td>
<td>Clapboard and shingles</td>
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<td><strong>Fenestration:</strong></td>
<td>3 bays plus round projecting bay</td>
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<tr>
<td><strong>Roof/Chimneys:</strong></td>
<td>Hip with intersecting gables and domed turret; two internal chimneys</td>
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**Additional Architectural Description:**

The dominant features of this house are its complex Picturesque massing and three story turret with domed roof. The tall corbeled chimney, projecting bays and scalloped shingle siding are also typical of Queen Anne Style residences. Slate tile roof; 1/1 double-hung sash; sidelighted entry with glass paneled double door. Sanborn maps indicate that the turret and wraparound porch were added after 1890 and before 1905. No other major exterior alterations in the 20th century.

**PHOTO**

Negative File No. 4-2, 3

**Map (Indicate North)**

[Diagram of the property showing the streets Fourth Ave. and Grand Ave.]
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north on a rectangular city lot

SURROUNDING ENVIRONMENT:  Urban [ ]  Suburban [ ]  Scattered Buildings [ ]
Open Space [ ]  Woodland [ ]  Residential [X]  Agricultural [ ]  Village [ ]
Industrial [ ]  Downtown Commercial [ ]  Highway Commercial [ ]  Other [ ]

SIGNIFICANCE:

This historic character of the area bound by Main Street, Sunset Lake, Bergh Street and Munroe Avenue consists primarily of single-family and two-family residences from the 1880's to the 1920's. Although they vary in stylistic expression, physical condition and degree of alteration, these houses are generally compatible in scale, form and materials and comprise a significant component of the city's historic housing stock.

ORIGINAL USE: Residence  PRESENT USE: Residence
PHYSICAL CONDITION: Excellent [ ]  Good [ ]  Fair [X]  Poor [ ]
REGISTER ELIGIBILITY: Yes [ ]  Possible [ ]  No [X]  Part of District [ ]
THREATS TO SITE: Roads [ ]  Development [ ]  Zoning [ ]  Deterioration [X]
No Threat [ ]  Other [ ]

COMMENTS:

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905).

RECORDED BY: Gail Hunton  DATE: November 1980
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: First Methodist Church
LOCATION: NE cr. Grand and First Aves.
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS:

HISTORIC SITES INVENTORY NO. 1303-18
COMMON NAME: First United Meth. Church
BLOCK/LOT 157-5
COUNTY: Monmouth
UTM REFERENCES:
Zone/Easting/Northing

DESCRIPTION
Construction Date: 1920
Source of Date: Cornerstone; Ref. 1, 2
Architect: Lucian E. Smith and Harry E. Warren
Builder:
Style: Lombard-Romanesque Revival
Form/Plan Type: Complex, based on a Greek cross with apse and central dome
Number of Stories: 1 and 2
Foundation: Concrete
Exterior Wall Fabric: Brown brick
Fenestration: Grouped, symmetrically arranged, round arch windows
Roof/Chimneys: Low hip with central dome
Additional Architectural Description:
The central block of the church is a Greek cross surmounted by a clerestoried dome and a cupola. On the south side is a polygonal apse; the rear of the sanctuary and classrooms are on the elongated north end of the building. Orange tile roof. Terra cotta and stone trim and moldings. Narrow round-arch openings, loggia, and corbeling also recall Early Christian and Roman forms. No major alterations to the exterior.

PHOTO Negative File No. 3-25, 26

Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces west on a rectangular corner city lot.

SURROUNDING ENVIRONMENT:
- Urban ☑
- Suburban ☐
- Scattered Buildings ☐
- Open Space ☐
- Woodland ☐
- Residential ☑
- Agricultural ☐
- Village ☐
- Industrial ☐
- Downtown Commercial ☐
- Highway Commercial ☐
- Other ☐

SIGNIFICANCE:

This is one of four surveyed churches in Asbury Park whose congregations date from the early settlement of the city. (See also 1303-1, 19, and 35.) The First Methodist Church was organized in 1871, and the first church was built in 1883 on this lot donated by city-founder James A. Bradley. (This building burned in the Asbury Park fire of 1917.) The Lombard-Romanesque design of the present edifice is locally uncommon and is one of the better examples of 20th century church architecture in Monmouth County.

ORIGINAL USE: Church
PRESENT USE: Church

PHYSICAL CONDITION: Excellent ☑
FAIR ☐
POOR ☐

REGISTER ELIGIBILITY: Yes ☑
Possible ☐
No ☐
Part of District ☐

THREATS TO SITE:
- Roads ☐
- Development ☑
- Zoning ☐
- Deterioration ☐
- No Threat ☑
- Other ☐

COMMENTS:

REFERENCES:

3. Sanborn maps, Jersey Coast series, 1930.

RECORDED BY: Gail Hunton
ORGANIZATION: Monmouth County Park System/ Monmouth County Historical Assn.
DATE: November 1980
<table>
<thead>
<tr>
<th>SIGNIFICANT STRUCTURES</th>
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<tbody>
<tr>
<td><strong>A</strong> CASINO</td>
</tr>
<tr>
<td><strong>DATE</strong></td>
</tr>
<tr>
<td><strong>BUILDER/ARCH.</strong></td>
</tr>
<tr>
<td><strong>FORM/PLAN</strong></td>
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<td><strong>STORIES</strong></td>
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<td><strong>FOUNDATION</strong></td>
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<tr>
<td><strong>EXTERIOR WALL FABRIC</strong></td>
</tr>
<tr>
<td><strong>STRUCTURAL SYSTEM</strong></td>
</tr>
<tr>
<td><strong>ROOF/CHIMNEYS</strong></td>
</tr>
</tbody>
</table>

(A) Casino built on a steel frame with tan brick curtain walls, and concrete facing, trim, and floors. Beaux Arts Classicism is evident in features such as the enriched cornices, figure and relief sculpture, fluted columns, and urns, but the overall effect of the composition is eclectic. The main entries lie on the north and south facades, aligned with the boardwalk; they are articulated by two stories of steel-framed opaque glass panels, monumental columns, and a stepped gable with sculpted seahorses. The building contains an auditorium/theater, arcade, stores, and bath houses. The carousel (B) is incorporated into the west end, and the heating plant (C) is a separate building on the southwest corner of the complex.

(B) The carousel is a three-row wooden machine which rotates on a steel frame. It has a lively and colorful combination of wooden decoration, crestings, mirrors, lights, and hand-carved horses and gilded carriages. The top is embellished with an undulating scroll cornice, landscape scenes, and seahorses. Enclosing the carousel is a semi-circular pavilion of steel and glass, with a bracketed facade of round arch openings, under a crested conical roof and clerestoried cupola. The doors are recent replacements, and do not repeat the original paneled glass motif of the upper portion.

(C) Heating plant disguised in a building which combines neoclassical and Moderne elements in a mannered composition: multiple levels of colonnades; round arch windows; Spanish roofing tile; rooftop promenade; and Moderne tower (boiler room chimney) articulated by piers, curved base, urns, and sculpture in relief.

**CONDITION COMMENTS:**
E □ G □ F □ P □ E □ C □ T □ P □ E □ C □ F □ P □ E □ G □ F □ F □
LANDSCAPE FEATURES:

Siting: Faces north, west, and south at the southernmost end of the Asbury Park beachfront.

Topography: Level

Vegetation: None

Water: Bound on the east by the Atlantic Ocean, and on the southwest by Wesley Lake, originally a fresh water lake with an outlet to the sea (closed off).

SURROUNDING ENVIRONMENT:

Urban□ Suburban□ Scattered Buildings□
Open Space□ Woodland□ Residential□ Agricultural□ Village□
Industrial□ Downtown Commercial□ Highway Commercial□ Other□ Beach/Boardwalk

SIGNIFICANCE:

Along with the Asbury Park Convention Hall (1903–33), the Casino is the most significant public structure in Asbury Park. The two sites are the principal remaining landmarks of a once-reknown boardwalk and resort. The casino complex reflects the grandiose yet playful character of seaside resort architecture, as well as the classical stylistic preferences of New York architects Warren and Wetmore, who also designed the Asbury Park Convention Hall and the New York Grand Central Terminal.

The Casino Carousel is additionally significant; the wooden apparatus, with hand-carved figures and exquisite pavilion, is one of only 284* operating carousels of its kind remaining in the United States. (See also 1303–22.) It was the last carousel, Number 87, built by the Philadelphia Toboggan Company, one of America's foremost carousel-makers. The figures are attributed to carver Frank Carretta of that firm.

The Asbury Park Casino is the second one on the site. The earliest beachfront structures in Asbury Park, which was founded in 1871 by James Bradley, were scattered bath houses. They were replaced later by large rustic open pavilions of wood. The first casino was a sprawling two-story frame building, which burned in 1928. Construction on the present casino began in that same year.

* 1981 Census by the National Carousel Association.

ORIGINAL USE: Casino and Carousel

PRESENT USE: Same

REGISTER ELIGIBILITY: Yes □ Possible□ No □ Part of District □

THREATS TO SITE: Roads□ Development □ Zoning □ Deterioration □

No Threat □ Other□ (Possible)

COMMENTS: The City of Asbury Park (current owner) is in the process of selling the boardwalk (including the casino) to a private developer.

REFERENCES:

3. Correspondence between Gail Hunton and Frederick Fried, National Carousel Association.
5. Monmouth County Historical Association, Asbury Park Vertical File.

* The Asbury Park Press of March 28, 1928 reported that the casino plans were prepared by Warren and Wetmore of New York and that local architects Arthur F. Cottrell, Ernest Arend, and Kenneth Towner were retained as associates for the project.

RECORDED BY: Gail Hunton
DATE: November 1980

Monmouth County Park System/Monmouth County Historical Association

ORGANIZATION:
Complex, view East
(from Lake Avenue)

Complex, view Northwest
(from jetty)

Heating Plant (C)
View Northeast
Asbury Park Casino and Carousel

Casino, view North
(from boardwalk)

Carousel, view East
(from Lake Avenue)

Carousel
Carousel

Carousel

Carousel
**Historic Name:** First Baptist Church  
**Location:** SW cr. Grand and Third Aves.  
**Municipality:** Asbury Park  
**USGS Quad:** Asbury Park  
**Owner/Address:**  

<table>
<thead>
<tr>
<th>Common Name</th>
<th>First Baptist Church</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block/Lot</td>
<td>165-12</td>
</tr>
<tr>
<td>County</td>
<td>Monmouth</td>
</tr>
<tr>
<td>UTM References</td>
<td>Zone/Easting/Northing</td>
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</tbody>
</table>

**Description**

- **Construction Date:** 1906 (cornerstone); 1911 (dedicated)
- **Architect:**
- **Style:** Late Gothic Revival
- **Number of Stories:** 1 and 2
- **Foundation:** Stone
- **Exterior Wall Fabric:** Rock-faced, random-coursed granite
- **Fenestration:** 6 bays by 4 bays
- **Roof/Chimneys:** Cross gable plus two towers
- **Additional Architectural Description:**

Moderate size church constructed on a Picturesque plan with English Gothic design references. Gabled sanctuary has two large pointed arch stained glass tracery windows; two towers (30' and 50' high) with buttresses and battlements; a loggia on the east side; and a porte-cochere on the northeast corner. Polygonal south end contains Sunday School classrooms. Flat arch and pointed arch windows with tracery and stained glass. New Sunday School wing (not drawn on above plan) has been added to the west end of the original building.

**Photo**

Negative File No. 3-36A; 4-1

**Map (Indicate North)**
Faces northeast on a rectangular corner city lot.

SURROUNDING ENVIRONMENT: Urban X Suburban □ Scattered Buildings □
Open Space □ Woodland □ Residential X Agricultural □ Village □
Industrial □ Downtown Commercial □ Highway Commercial □ Other □

SIGNIFICANCE:

This is one of four surveyed churches in Asbury Park whose congregations date from the early settlement of the city. (See also 1303-1, 18, and 35.) The First Baptist Church was organized in 1877, and the first wooden church was constructed in 1878 at the southeast corner of Bangs Avenue and Main Street (now gone). Architecturally, the stone Gothic-influenced design of this building is typical of early 20th century churches in Monmouth County.

ORIGINAL USE: Church
PRESENT USE: Church

PHYSICAL CONDITION: Excellent □ Good X Fair □ Poor □
REGISTER ELIGIBILITY: Yes □ Possible □ No □ Part of District □
THREATS TO SITE: Roads □ Development □ Zoning □ Deterioration □
No Threat □ Other □

COMMENTS:

REFERENCES:

1. Asbury Park Press (November 27, 1911; October 8, 1925).

RECORDED BY: Gail Hunton
ORGANIZATION: Monmouth County Park System/Monmouth County Historical Assn.

DATE: November 1980
### HISTORIC SITES INVENTORY NO.1303-20

<table>
<thead>
<tr>
<th>HISTORIC NAME:</th>
<th>1001 Grand Avenue</th>
<th>COMMON NAME:</th>
<th>165-1</th>
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<td>MUNICIPALITY:</td>
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<td>COUNTY:</td>
<td>Monmouth</td>
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<td>USGS QUAD:</td>
<td></td>
<td>UTM REFERENCES:</td>
<td>Zone/Easting/Northing</td>
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<tr>
<td>OWNER/ADDRESS:</td>
<td>Asbury Park</td>
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</table>

### DESCRIPTION

<table>
<thead>
<tr>
<th>Construction Date:</th>
<th>Between 1905 &amp; 1920</th>
<th>Source of Date:</th>
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<tbody>
<tr>
<td>Architect:</td>
<td></td>
<td>Builder:</td>
<td></td>
</tr>
<tr>
<td>Style:</td>
<td>Colonial Revival</td>
<td>Form/Plan Type:</td>
<td>Rectangle with porch on two sides; rear ell</td>
</tr>
<tr>
<td>Number of Stories:</td>
<td>2½</td>
<td></td>
<td></td>
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<tr>
<td>Foundation:</td>
<td>Brick</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Wall Fabric:</td>
<td>Orange brick</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fenestration:</td>
<td>4 bays by 3 bays</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof/Chimneys:</td>
<td>Gable; exterior end chimney</td>
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</tr>
</tbody>
</table>

**Additional Architectural Description:**

Brick-faced house built on a rectangular plan with a wide vocabulary of Colonial Revival ornamentation: classical cornice with dentils and modillions; contrasting brick quoins and window lintels; bowed bays; elliptical lunette (boarded up) and Ionic columns and triangular pediment on a broad porch (which has been glass-enclosed on the south side).
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces east on rectangular corner city lot

SURROUNDING ENVIRONMENT:  Urban ☑ Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☑ Agricultural ☐ Village ☐
Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

This is one of the better examples of Colonial Revival residential building in Asbury Park. For comparison to other surveyed Colonial Revival houses in Asbury Park, see 1303-10, 11, 40, 41 and 46. Educational Hall, a 1500-seat octagonal pavilion which was moved from the grounds of the 1876 Philadelphia Centennial, formerly stood on this site and served as a public hall.

ORIGINAL USE: Residence/Doctor's Office   PRESENT USE: Residence
PHYSICAL CONDITION:  Excellent ☐ Good ☑ Fair ☐ Poor ☐
REGISTER ELIGIBILITY:  Yes ☑ Possible ☐ No ☑ Part of District ☐
THREATS TO SITE:  Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905, 1930).

RECORDED BY: Gail Hunton
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
DATE: November 1980
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: The Palace Merry-Go-Round and Ferris Wheel
LOCATION: NW cr Lake Ave. & Kingsley St.
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS: George Lange/Central Amusement Corp., 201 Lake Ave., Asbury Park 07712

HISTORIC SITES INVENTORY NO.: 1303-22
COMMON NAME: Palace Amusements
BLOCK/LOT: 130-1
COUNTY: Monmouth
UTM REFERENCES: Zone/Easting/Northing

DESCRIPTION
Construction Date: c. 1887/1910 (carousel)
c. 1890-95 (ferris wheel)
Source of Date: Ref. 1-7
Architect:
Style: Vernacular
Builder: Carousel: Wm. F. Mangels, N.Y
Ferris Wheel: Bethlehem Steel Corporation
Form/Plan Type: Square (carousel pavilion)
Number of Stories: 1
Foundation: Not visible (pavilion)
Exterior Wall Fabric: Stucco, metal siding, brick (pavilion)
Fenestration: Consecutive garage bays (pavilion)
Roof/Chimneys: Double hip (pavilion)

Additional Architectural Description:
Operating carousel and ferris wheel. The wooden carousel is a four-row machine which rotates on a steel frame; it features a combination of Rococo mirrors, crestings, gaily-painted wooden decoration, lights, and outstanding hand-carved wooden figures (mostly wild-eyed steeds, but also giraffe, elk, other animals, and carriages) from various makers and carvers. The carousel's movement is accompanied by band organ music. The pavilion, a wood-frame building approximately 100' square, has been considerably altered. Originally it had more the appearance of a glass pavilion, with continuous colored glass wood-framed doors on tracks, a clerestory, and a cupola. The ferris wheel is a steel-frame structure 67' in diameter, built with 20 cages, an observation platform on top, and powered by steam supplied by a 2-cylinder reversible hoisting engine. (The engine was manufactured by Ledgerwood Engine Co., Newark.) Since the 1920's the ferris wheel has been electrified, 18 cages have been rebuilt, and 2 have been removed (as well as the platform). See attached early views of the site.

PHOTO Negative File No. 3-9 through 13
Map (Indicate North)
Faces east and south, on a corner city lot adjacent to Wesley Lake.

SURROUNDING ENVIRONMENT: Urban [x] Suburban [ ] Scattered Buildings [ ]
Open Space [ ] Woodland [ ] Residential [ ] Agricultural [ ] Village [ ]
Industrial [ ] Downtown Commercial [x] Highway Commercial [ ] Other [x] Beach/Boardwalk

SIGNIFICANCE:

The Palace Amusements Carousel is one of 284* operating, hand-carved, wooden carousels remaining in the United States. Because it is an intact rare structure, and because its carved figures are valuable American folk art, the carousel deserves preservation and protection. The work of various notable carousel-makers and carvers is represented in this structure: William F. Mangels of Coney Island, N.Y. built the machinery and apparatus; the carved figures came from the shops of Stein and Goldstein (Artistic Carousel Co., Brooklyn), Marcus C. Illions (Brooklyn), Gustav A. Dentzel (Phila.), and others.

The carousel house dates from c. 1887; it appears on the 1889 atlas and 1890 Sanborn map (labeled "Kingsley St. Merry-Go-Round"). While the owner contends that the carousel itself also dates from c. 1887, Frederick Fried of the National Carousel Assn. has determined a 1910 construction date based on William F. Mangels' Customer Ledger. Since a variety of sources prove that there was a merry-go-round on the site before 1910, it is likely that the existing carousel replaced all or part of a former one in the same pavilion.

Ernest Schnitzler was the original proprietor of the carousel and ferris wheel, succeeded by Gus Williams. In 1938, Williams sold the amusements to Edward Lange, father of the present owner George Lange. *1981 Census by the National Carousel Association.

ORIGINAL USE: Carousel and Ferris Wheel PRESENT USE: Same
PHYSICAL CONDITION: Excellent [x] Good [ ] Fair [ ] Poor [ ]
REGISTER ELIGIBILITY: Yes [x] Possible [ ] No [ ] Part of District [ ]
THREATS TO SITE: Roads [ ] Development [ ] Zoning [ ] Deterioration [x]
No Threat [ ] Other [x] No formal protection

COMMENTS:

The owner, though concerned with the site's future preservation, has stated that he has no interest in placing it on the National Register.

REFERENCES:
5. Undated letter from Edward Lange to Asbury Park Press. Library files of the Asbury Park Press, Asbury Park, N.J.
6. Correspondence between Gail Hunton and Frederick Fried, National Carousel Association.

RECORDED BY: Gail Hunton DATE: November 1980
ORGANIZATION: Monmouth County Park System/Monmouth County Historical Association
The Palace Merry-Go-Round.

Engraving from c.1895 souvenir booklet; reprinted in Asbury Park Press

2514 - West End of Wesley Lake, ASBURY Park, N. J.

Postcard, postmarked 1908
Asbury Park Casino and Carousel

Location Map (right):
Sanborn Map, 1930 (below):
Department of Environmental Protection
Division of Parks & Forestry
Office of New Jersey Heritage
CN-404
Trenton, New Jersey 08625
ATT: Susan Pringle, Historical Preservation Specialist

Dear Ms. Pringle:

An historic treasure, the Palace Amusements' 100-year-old carousel, is about to be sold at auction. If this is allowed to happen, the New Jersey Shore will lose a precious piece of its heritage as well as a prime example of American folk art.

Housed in the 100-year-old Palace Amusements building in Asbury Park, together with a ferris wheel dating back to the early years of this century, this magnificent carousel possesses 70 animals hand-carved by the outstanding craftsmen of their day - Gustav Denzel, Marcus Illions, Stein & Goldstein and William Mangels.

The auction is scheduled for February 25, 1989 at Sotheby's in New York City, so as you can see, the timing is critical. We must save this cherished Shore landmark. We are asking for your ideas, support, influence or money to help us purchase it back, find a new site for it and maintain it as an operating carousel.

Sincerely,

FRIENDS OF THE PALACE CAROUSEL

Arlene G. Bluestone 201-222-6335
Donna D'Amico 201-775-4053

RECEIVED
JAN 11 1989
OFFICE OF N.J. HERITAGE
Swan song plays for Palace carousel

By NANCY SHIELDS
Press Coastal Monmouth Bureau

ASBURY PARK — The lights stop the wooden carousel flashed steadily and brightly as familiar animals below took turns being lifted over to the carousel's edge, photographed and carried out the door.

Outside Palace Amusements, 20 protesters, who started gathering an hour earlier at 8 a.m., held up signs to save the wild steeds, camels, goats, giraffes and deer that proceeded up the ramp of the moving truck on their way out of Asbury Park.

“In Europe, they do not tear down their landmarks,” said Doranne Brown, an artist from the Leonardo section of Middletown Township.

The carousel, which includes 70 animals, four cherubs and two chariots, is to be auctioned at Sotheby’s, New York, at 2 p.m. Feb. 15. It is to be sold intact, according to the wishes of the Palace owners and local redevelopers Sebastian and Henry Vaccaro, the New York auction house said yesterday.

The protesters, part of the Friends of the Palace Carousel group, are seeking money to buy the carousel and keep it in Asbury Park, or in Monmouth County or along the New Jersey Shore.

Despite a request from the group for more time, the auction will not be postponed, said Dana Hawkes, an expert in charge of collectibles at Sotheby’s.

“The sale will continue. All advertising has gone out,” she said. “There has been a tremendous amount of interest in it. Our main interest is to sell it intact.”

“I would agree to postpone if Sotheby’s would agree, but I will not withdraw it,” Sebastian Vaccaro said yesterday.

Ms. Hawkes said the Vaccaros would have to pay a heavy financial penalty if the carousel is withdrawn. It is estimated the merr-y-go-round will sell at $800,000 to $1 million. The Ferris wheel at the Palace, which also will be auctioned the same day, is expected to bring between $100,000 and $150,000, she said.

Vaccaro said he would like the carousel to stay in Asbury Park, but must sell it. He said it is essential that it be sold intact and that it stay in operation, not to be stored in a warehouse.

The group outside the Palace’s Lake Avenue door yesterday said they represented a larger group of 50 people who met Monday night.

Some were members of the National Carousel Association. Some, like Ms. Hawkes, want to keep the carousel in the city or surrounding area and said the loss of the carousel renewed feelings about the loss or decay of historic buildings during the city’s decline as a seaside resort.

“Where can kids go now?” said Judy DeNucci, Neptune, who works at the Stone Pony, a city nightclub. “This was such a treat for kids to come and ride horses. It’s a culture kids will miss.”

According to information dispersed by the group, based in part on the findings of carousel historian Frederick Fried, the Palace carousel is believed to date back at least to 1910 when it may have replaced all or part of a former merr-y-go-round at the building constructed in 1887.

“We need some time to raise the money,” said D’Amico, D’Amico, Ocean Grove, the group’s spokeswomen yesterday. “We want to keep the carousel in Asbury, but if we have to work outward and have it located somewhere, we will.”

State Sen. John D’Amico Jr., D-Monmouth, is a supporter and participant in the group’s effort. He and Ms. D’Amico are not related.

“We had an outstanding turnout for the meeting last night (Monday),” said Lisa Guide, an aide to the senator. “At this point, the senator thinks the best way to go is for the group to go in as a bidder. There was a case in Minnesota last month when a carousel was sold at auction, and a group came in and bought it.

“This group is now in need of legal assistance,” Ms. Guide added.

The Vaccaros bought the Palace in May 30, 1986, for $350,000, according to city records. Sebastian Vaccaro yesterday said the decision to shut down the Palace came in the wake of a disastrous season last summer.

But he also acknowledged that as early as last spring, the Vaccaros said the Palace would be replaced by condominium apartments.

The Palace is not yet officially sold, but it became part of a package of properties being negotiated for sale by the Vaccaros to Joseph Carabetta, the managing partner in Ocean Mile Development Group, the city’s designated redeveloper. The Vaccaros are minor partners in the redevelopment partnership.

Carabetta is readying plans to build condominium apartments along Wesley Lake adjacent to the Palace site. The Palace, as it now functions, was not seen as an asset to marketing the new residential units, sources close to the redeveloper said.

Yesterday, a Carabetta spokeswoman said Joseph Carabetta would “be happy to be part of a community effort as a whole” to keep the carousel in the city. “But we don’t have $1 million to put into a carousel.”

Sebastian Vaccaro said he backs the group’s sentiments to save the carousel but cannot afford not to sell it.

“If I were Donald Trump, I’d give it to Asbury Park,” he said.
Group makes plea to save carousel

By DON STINE
Press Correspondent

LONG BRANCH — Friends of the Palace Carousel said major funding and public involvement are necessary if the 100-year-old landmark at Palace Amusements in Asbury Park is to be saved from the auction block next month.

The carousel, built in 1887, is to be auctioned Feb. 25 by Sotheby’s, New York, said Sebastian Vaccaro, co-owner of the carousel.

Vaccaro, with his brother, Henry, are principals in the Ocean Mile Development Group, which plans to redevelop the beachfront area of the city.

The brothers also own Palace Amusements, Lake Avenue, which is scheduled for demolition as part of the redevelopment plan.

The Friends of The Palace Carousel is being organized to acquire the carousel, register it in the state and national historic registers and maintain it as an operating amusement ride.

"The Palace Amusements is a very special place and (such places) are becoming an endangered species at the Shore," said Arlene Bluestone, Monmouth Beach, one of the organizers.

The group, which also hopes to save the Palace’s 1890 ferris wheel, said its primary concern will be saving the carousel. "Our best shot is to buy the carousel back at Sotheby’s," Mrs. Bluestone said.

The group is seeking a lawyer to voluntarily represent it.

"(The carousel) means a great deal to my brother and myself ... and (we) support the efforts of the group," Vaccaro said at last night’s organizational meeting.

Vaccaro said he is under contract to sell the entire, operating carousel at Sotheby’s. He said a decision to close the amusement center and sell the carousel was made after "a financially devastating summer."

Sotheby’s estimates the value of the carousel at $1 million to $1.3 million, with a minimum bid of $850,000. The carousel has 70 hand-carved animals, two chariots and four cherubs.

The carousel is the "highlight" of the Sotheby’s auction and is to be sold in its entirety, Vaccaro said. The size and arrangement of the horses on

"It is a thing of beauty and a symbol of what Asbury Park and the Shore area once was."

— state Sen. John D’Amico Jr., D-Monmouth

D’Amico, who supports saving the carousel, said the main challenge facing the group is to see if there is any way to get a public or private group to purchase it.

"(The carousel) is a bit of our childhood and what we knew at the Shore when growing up," he said. "It is a thing of beauty and a symbol of what Asbury Park and the Shore area once was."

D’Amico said money may be available from the state Historic Preservation Trust Fund or the Monmouth County Conservation Foundation. The money, which would be borrowed, eventually would have to be repaid, he said.

"It is not the intent to deprive the Vaccaros of the value of their property, but to preserve the history of Asbury Park and Monmouth County," he said.

The carousel is expected to be removed for shipment to Sotheby’s today, and the group plans an 8 a.m. demonstration at the Palace to show its opposition.

Anyone interested in joining the organization can write to: Friends Of The Palace Carousel, P.O. Box 130, Monmouth Beach, NJ 07750.
The carousel, as noted above, 1900

The building will be sold

the auction and its names inside

the collection for good. Those of

the collection can work according to

bequeathed to the Freedom and

the Freedom, Frick, and the banks each

the Freedom, Frick, and the banks each

bequeathed a large in Asbury

bequeathed a large in Asbury

bequeathed a large in Asbury

The auction house at the end of February.

bequeathed a large in Asbury

bequeathed a large in Asbury

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The auction house at the end of February.

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The auction house at the end of February.

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The auction house at the end of February.
Carousel

From page A1

Sebastian Vaccaro, who has acted as a spokesman for the brothers regarding the Palace, could not be reached for comment yesterday.

But the carousel, at Lake Avenue and Kingsley Street, might not go without a fight. A campaign to save it has been started by a woman intimately familiar with every wooden piece.

Suzanna Harris was hired two years ago by the Vaccaros to refurbish and restore the 70 wooden animals and two carriages. The Long Branch resident is nearly three-fourths done with the project, and she's not ready to see the carousel leave the area yet.

"I'm not a big carousel enthusiast, but I've given that carousel two years of blood, sweat and tears, and it's come to mean a great deal to me," Mrs. Harris said. "It's as much a part of Asbury Park as the Boardwalk, and I want to do what I can to keep it.

"I think there are people in the area who believe in the carousel, who believe it is part of the city's history."

Mrs. Harris has sent letters asking for support to the city's mayor, Frank Fiorentino, the City Council, the American Carousel Society, the National Carousel Association and others.

Mrs. Harris and Arlene Bluestone, a member of the American Carousel Society, also have contacted the office of Sen. John D'Amico Jr., D-Monmouth. An aide to D'Amico said the senator plans to investigate whether government funds might be available to acquire the carousel.

"What we need is for people to write urging the owners not to take the carousel out of the area," Mrs. Harris said. "And we need time; we have a little less than two months to convince the owners that there is a great interest in keeping the carousel."

During the last two years, Mrs. Harris, 24, has spent more than 2,200 hours restoring the carousel.

Nationwide, old-fashioned carousels rapidly are becoming a memory. In 1981, 284 hand-carved, wooden carousels were operating in the United States and Canada. Seven years later, according to a survey by the National Carousel Association, the number has declined to 170.

"There are a few more in storage, but not a very large number," said Gail Hall, secretary of the carousel association, based in Frankfort, Ind.

"And in some cases, we do not know

what kind of condition the carousels
are in."

Their demise has been attributed to the high operating costs and the strong demand for their parts by collectors, Mrs. Hall said.

A little more than a decade ago, carousels were considered anything but art, Mrs. Hall said. But then Robert Bishop of the American Museum of Folk Art in New York acknowledged the wooden pieces as a form of folk art.

"All of a sudden there was this big explosion," Mrs. Hall said. "Everyone wanted a carousel animal in his or her living room.

"Based on previous auctions, it's not inconceivable that the carousel could fetch as much as $800,000 to $1 million," Mrs. Hall said. "It's such a crazy market now, it's really impossible to say with any certainty."

Asbury Park Press/Thursday, December 29, 1988

One of Mrs. Harris' biggest concerns is that the carousel remain intact and not be sold in pieces.

"I know each piece is seen as a beautiful piece of art," she said, "but if it's broken up, it will be lost entirely."

The trend as of late, Mrs. Hall said, is to keep carousels intact.

"There have been a few that have been broken up, but for the most part they have been bought by communities who have vowed to keep them together."

Mrs. Harris is hoping that's what happens in Asbury Park.

"We want to hear from people who are interested in saving the carousel," Mrs. Harris said. "But we have to work quickly."

Mrs. Harris has information at (201) 222-3621 or at Friends of the Palace Carousel, P.O. Box 130, Monmouth Beach 07750.
The Palace, on a rainy evening. A landmark prepares to close.

Goodbye to the once grand Palace

By PATTI MARTIN
Press Staff Writer

In the end, it was the kind of place your parents warned you to stay away from.
A far cry from what it was.

It was a grand place, complete with velvet lap robes for the ladies, a reading room (with metropolitan papers and religious literature) for men and a nurse for the children. People would line up early to enter the building.

But that was almost 100 years ago.

Time, and the demands of a changing economy, have taken their toll on Asbury Park’s Palace Amusements.

Lap robes have been replaced with blue jeans.

The reading room was long ago removed; video games now occupy the space. Children are left to wander around. The crowds are less than a tenth of what they were.

When the landmark amusement park closed its doors for the season, it also completed a chapter in city history — for on Nov. 20, 1988, the Palace closed for good.

No one knew on that Sunday that it was to be the century-old amusement park’s last day — not the employees, and certainly not the handful of patrons who turned a ride on the carousel.

Word of the end did not come until the following week. Palace management cited economic reasons for the closing. Sure the property was bought by Henry V. and Sebastian P. Vaccaro three years ago as part of the city’s oceanfront redevelopment project. Still, as Billy Smith, co-owner of the Rock n’ Roll Museum, which is housed in the Palace, said, “I thought we had one more season.”

Where there was once resounding laughter, there is only deafening silence.

The red, blue and yellow cars of the Ferris wheel rise from the building. The cars — each bearing the name of a New Jersey city — remain empty, never again to provide riders with a bird’s-eye view of the city.

The familiar mint green of the building is slowly flaking away, as is the face of “Tillic,” the large clown whose mug graces the east side of the building. The “H” in the fun house sign atop the building is missing. And the letter C in Palace on the building’s north side is bent.

In days gone by, these problems would have been tackled quickly.

Ernest S. Schnitzler, the Palace’s first owner, spared no expense when he opened the “Asbury Park Carrouselle and Riding School, corner of Lake Avenue and Kingsley Street...” refined amusement and instruction for young and old” in June 1888. The building was fitted with rockers, easy chairs, murals and steam heat.

Some amenities remained and the amusement area was revamped when Augustus M. Williams purchased the Palace in 1920.

In 1986, shortly before her death, Gladys Vanderhoof Combs, Williams’ niece, recalled growing up in the shadow of the Palace:

“To begin with, the organs were huge Wurlitzer organs on the side of the building; they played rolls

See PALACE, page A13.
Palace

From page A9

of music like a player piano. Around the merry-go-round were scats and even rocking chairs and there were four beautiful large pedestals with beautiful jardinieres that had artificial ferns in them.

"About the year 1930, my uncle added a fun house on the side of the merry-go-round where the big organs were. You had to find your way through the dark and when you came out there was a wind hole that blew your dress up until you learned about it.

"He also added a ghost train on the side of the Ferris wheel. You rode in the dark in a small car and noises and weird objects came in view as you turned a corner. String which felt like cobwebs would hit you in the face."

The Palace was as popular as ever when Edward Lange, an Asbury Park businessman, took title to the property on the day before Labor Day in 1938. Lange's son, George, who was just born when his father bought the property, remembers:

"It was always so busy, and every holiday — Fourth of July, Easter, Labor Day — we were packed. The place was mobbed. People from all over came to the city — and the Palace.

"I think a lot of the people came to ride in the carousel, which was built in 1888 or 1889. It was like a fairy tale. Riding up and down on those animals was magical; it made you forget all of your problems. It was pure escapism."

Galloping in slow motion, the proud hand-painted wooden carousel horses have gone around the track for nearly 100 years. Now the 70 animals have taken their last ride together. It is the carousel that 58-year-old Neptune resident Mable Sawyer remembers best:

"You could spend hours riding on that carousel. It was magical. The music was so soothing, it made you forget all of your problems. And it didn't matter how old or young you were, there was still that same sense of excitement. Everybody had their favorite animal, and it was a race to get on the reindeer, zebra and camel."

With its carousel, Ferris wheel, Olympic Bob, fun house and Orient Express train ride, the Palace not only provided fun but jobs for area residents.

Some, including Olive Koster, 78, Ocean Grove, came for one summer and ended up working for years.

"I was having lunch at Steinbach's and a woman asked me if I knew which way the ocean was. I told her I would take her there because I was going to apply for a job at Palace Amusements. We walked down Cookman Avenue, I stopped in and filled out an application and then we walked that block to the beach. We sat on a bench in the north end of Ocean Grove for a while and then I went home. No sooner had I walked in the door by Mr. Lange called and said could I come in at 4 p.m.? That was 20 years ago.

"I worked in all three booths as a change maker/ticket seller, but I preferred Booth 1. It was right by the Orient Express ride. In fact, the train track rode right over my head. The noise didn't bother me, though. And you got to meet so many people. I've had people come up to me and say 'Are you still here? I remember you sold me tickets when I was a little boy.'"

That's what it was all about, Mrs. Koster stressed, family fun. It was good, safe fun.

Sooner than anyone expected, it changed.

Racial riots shook the city in the late 1960s and soon after, business in the city began to drop off. Vacationers chose to visit boardwalks to the north — Long Branch — and south — Point Pleasant, Seaside Heights.

The pedal boats, paddle boats, Swan boats and U-drive boats disappeared from Wesley Lake. Video games replaced less popular attractions in the indoor amusement park. Fewer and fewer people visited the park, and the people that came were not always the kind management wanted to attract.

"It's hard to say what happened or whether or not it was avoidable. I don't know," George Lange said.

"I'm very disappointed," said Lange, who took over for his father in 1983 and sold the business in 1986. "My father was able to leave the Palace to his child and I'm not able to leave anything like that to my children."

Pausing for a moment, he added, "Now, I wouldn't have wished it on them."

The carousel was one of the last where you could grab the brass ring. Palace Amusements, in a town torn by political and economic strife, has been latching on to the brass ring against all odds for 20 years now.

Now, finally, they've missed.
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**OFFICE OF HISTORIC PRESERVATION**  
**INDIVIDUAL STRUCTURE SURVEY FORM**

**HISTORIC SITES INVENTORY NO. 1303-23**

<table>
<thead>
<tr>
<th>HISTORIC NAME:</th>
<th>COMMON NAME: Deal Lake Court Apts.</th>
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<tbody>
<tr>
<td>LOCATION:</td>
<td>BLOCK/LOT 218/10, 10A-10I</td>
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<tr>
<td>MUNICIPALITY:</td>
<td>COUNTY: Monmouth</td>
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<tr>
<td>USGS QUAD:</td>
<td>UTM REFERENCES: Zone/Easting/Northing</td>
</tr>
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<td>OWNER/ADDRESS:</td>
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</tbody>
</table>

**DESCRIPTION**

- **Construction Date:** 1930's
- **Source of Date:** Ref. 1; Stylistic
- **Architect:**
- **Builder:**
- **Style:** Moderne
- **Form/Plan Type:** Two rectangles facing interior court
- **Number of Stories:** 2 plus roof deck
- **Foundation:** Concrete
- **Exterior Wall Fabric:** Stucco, brick, vinyl siding, face stone
- **Fenestration:** 10 three bay units (court facade)
- **Roof/Chimneys:** Flat with roof deck; multiple internal chimneys
- **Additional Architectural Description:**
  
  Two rectangular blocks, five units each, facing an interior court. The building may have originally had a brick exterior (as on one remaining unit), but has been stuccoed and painted white; two units have been re-sided with aluminum. Moderne features include the flat horizontal massing and the rounded corners on the vestibules with the streamlined moldings. The opaque glass blocks and abutting corner windows are also characteristic of the style. The addition of synthetic siding detracts from the architectural character of the building.

<table>
<thead>
<tr>
<th>PHOTO</th>
<th>Negative File No.</th>
<th>Map (Indicate North)</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>4-15, 16, 17, 18</td>
<td></td>
</tr>
</tbody>
</table>
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Complex faces north, overlooking Deal Lake

SURROUNDING ENVIRONMENT:  Urban ☑ Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☑ Agricultural ☐ Village ☐
Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☑ Deal Lake

SIGNIFICANCE:

This is a good local example of the Moderne Style and is an important contribution to the early 20th century architectural character of Asbury Park's residential north end.

ORIGINAL USE: Apartments

PRESENT USE: Apartments

PHYSICAL CONDITION: Excellent ☐ Good ☑
Fair ☐ Poor ☐

REGISTER ELIGIBILITY: Yes ☑ Possible ☐
No ☐ Part of District ☐

THREATS TO SITE: Roads ☐ Development ☐
Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐

REFERENCES:

1. Sanborn Maps, Jersey Coast Series (1930).

RECORDED BY: Gail Hunton
DATE: November 1980
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
<table>
<thead>
<tr>
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<tr>
<td>LOCATION:</td>
<td>NE cr. Main St. and Bangs Ave</td>
</tr>
<tr>
<td></td>
<td>(A.K.A. 400-420 Main St.)</td>
</tr>
<tr>
<td>MUNICIPALITY:</td>
<td>Asbury Park</td>
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<td>Asbury Park</td>
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<td>Zone/Easting/Northing</td>
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**DESCRIPTION**

Construction Date: 1904; addn. 1912

Source of Date: Ref. 1, 2

Architect:

Builder:

Style: Commercial Vernacular

Form/Plan Type: Rectangle (123' by 133')

Number of Stories: 2

Foundation: Brick

Exterior Wall Fabric: Brick

Fenestration: 9 bays by 8 bays

Roof/Chimneys: Low slope behind parapet

Additional Architectural Description:

See attached copy of nomination to the National Register of Historic Places.

**PHOTO**

Negative File No. 2-24, 25

Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Situated on a corner city lot with west and south frontages (Main St. and Bangs Ave.).

SURROUNDING ENVIRONMENT:  Urban ☑  Suburban ☐  Scattered Buildings ☐
Open Space ☐  Woodland ☐  Residential ☐  Agricultural ☐  Village ☐
Industrial ☐  Downtown Commercial ☑  Highway Commercial ☐  Other ☐

SIGNIFICANCE:

See attached copy of nomination to the National Register of Historic Places. The Winsor Building was listed on the State Register in 1979.

ORIGINAL USE:  Stores/ Apartments  PRESENT USE:  Same
PHYSICAL CONDITION:  Excellent ☐  Good ☑  Fair ☐  Poor ☐
REGISTER ELIGIBILITY:  Yes ☐  Possible ☑  No ☐  Part of District ☐
THREATS TO SITE:  Roads ☐  Development ☐  Zoning ☐  Deterioration ☐
No Threat ☑  Other ☐

REFERENCES:

2. Sanborn Maps, Jersey Coast series, 1890, 1905, 1930.

RECORDED BY:  Gail Hunton  DATE:  November 1980
ORGANIZATION:  Monmouth County Park System/Monmouth County Historical Assn.
# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

## NAME

HISTORIC: Winsor Building

AND/OR COMMON

## LOCATION

STREET & NUMBER: 400-420 Main Street & 715-131 Bangs Avenue

CITY, TOWN: Asbury Park

STATE: New Jersey

## CLASSIFICATION

<table>
<thead>
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<th>OWNERSHIP</th>
<th>STATUS</th>
<th>PRESENT USE</th>
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<td>OCCUPIED</td>
<td>AGRICULTURE</td>
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<td>UNOCCUPIED</td>
<td>COMMERCIAL</td>
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<tr>
<td>STRUCTURE</td>
<td>BOTH</td>
<td>WORK IN PROGRESS</td>
<td>EDUCATIONAL</td>
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<td>SITE</td>
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<td>ACCESSIBLE</td>
<td>PRIVACY CONSERVATION</td>
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<td>YES: RESTRICTED</td>
<td>ENTERTAINMENT</td>
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<tr>
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<td>BEING CONSIDERED</td>
<td>YES: UNRESTRICTED</td>
<td>RELIGIOUS</td>
</tr>
</tbody>
</table>

## OWNER OF PROPERTY

NAME: Lewis Goldman

STREET & NUMBER: P.O. Box 51

CITY, TOWN: Allenhurst

STATE: New Jersey

## LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Monmouth County Hall of Records

STREET & NUMBER: East Main Street

CITY, TOWN: Freehold

STATE: New Jersey

## REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE
The Winsor Building is an excellent example of a well-designed commercial-apartment investment property of the early 1900 period with typical business stores on the first floor and apartments on the second floor.

The facade of the building is unusual in that it has survived for 75 years with little if any changes, due possibly to the fact that the building was owned, operated and maintained by family members of the original owner-builder, Henry C. Winsor.

Henry C. Winsor was President of the Asbury Park-Ocean Grove Bank and owned or was involved in many development projects in Asbury Park during the period of 1905-1920. The Winsor Building, because of its location and design qualities, continues to exert a positive influence on the downtown Asbury Park business district.

The building commands an important corner in Asbury Park across from the 1912 white marble Italian Renaissance U.S. Post Office and the former railroad station area. It is also close to the central business area of Asbury Park where other similar but seriously altered early 1900 buildings are located. These two buildings - the Winsor Building and the U.S. Post Office - form the northern outer perimeter of a now redeveloping business area.

The present owner of the Winsor Building is in the process of restoring the exterior to its original condition. While most downtown commercial buildings have been either facially modernized or destroyed for parking lots, the Winsor Building will exist as a statement of a successful commercial structure of the early 1900's.
The original 1904 Winsor building had a frontage on Main Street of 67 feet and 123 feet on Bangs Avenue. It is two stories high, constructed of orange brick and galvanized iron.

On the first floor are nine stores fitted with show windows. On the Main Street side there are three stores and a tunnel driveway to the rear. The other six stores face Bangs Avenue.

The second floor consists of 8 apartments, each with bay windows. An additional 66' of similar store fronts and apartments were added some time after 1911, making the total length of the building along Main Street 133 feet. This addition consisted of four first floor stores and four second floor apartments and, except for one minor element mentioned elsewhere, is most difficult to tell apart from the original 1904 structure.

Bangs Avenue - 1904 section:

The bottom floor of the building consists of three double sectioned large high windowed bays with common recessed entrance foyers leading either into a shop or to a stairway to the second story apartments. Each double section is separate from the other by a plain brick column.

A cast iron Corinthian column is centrally located in each common entrance. Hardware items such as hinges, mail slots, door bells, speaking tubes and awning brackets are present.

A bracketed sheet metal entablature separates the first and second story and is repeated at the cornice with a band of dentils below the architrave.

The nine second story brick columns rising from the entablature are separated equally by eight sheet metal four windowed bays with wooden panels below the windows. A semi-circular brick arch caps each of the eight bays.

Main Street:

A similar facade pattern is repeated along Main Street except that 8 bay windows are present with an additional two windows in a small bay. This two window bay is assumed to be located over the 1904 tunnel entrance to the rear courtyard.

The latter addition (north of the tunnel) consists of 4 second story bays. This section has no cast iron columns in the first story recessed store entrances but each entrance floor is decorated with an inlaid pattern weave of white tile with a green border. Similar hardware items, such as those mentioned before, are present. Recessed wooden panels and transoms are located in logical sequence throughout the entire facade. Some of the capitals are missing on the second story Bangs Avenue side and have been covered with flat metal sheeting.
## Historic Sites Inventory No. 1303-26

**Historic Name:** Asbury Pk. & Ocean Grove Bank  
**Location:** 308 Main Street  
**Municipality:** Asbury Park  
**USGS Quad:** Asbury Park  
**Owner/Address:**  

**Common Name:** New Jersey National Bank  
**Block/Lot:** 114-6  
**County:** Monmouth  
**UTM References:** Zone/Easting/Northing  

### Description

- **Construction Date:** 1915-16  
- **Source of Date:** Ref. 1, 2  
- **Architect:** Ernest A. Arend  
- **Builder:** I.R. Taylor and Co.  
- **Style:** Neoclassical Revival  
- **Form/Plan Type:** Rectangle  
- **Number of Stories:** 2  
- **Foundation:** Stone  
- **Exterior Wall Fabric:** Stone-faced brick walls  
- **Fenestration:** 3 symmetrical bays  
- **Roof/Chimneys:** Flat with parapet  

### Additional Architectural Description:

Design characteristics of this Neoclassical Revival bank building include: a symmetrically arranged facade, with a smooth wall surface of stone, divided by pilasters and fluted Ionic columns; large multi-light windows with continuous mullions; and a full entablature accented with dentils and surmounted by a parapet. The original door has been replaced and a canopy has been added, but the molded enframement is intact. The interior features gray Tennessee marble floors.
Faces northwest on a rectangular city lot.

SURROUNDING ENVIRONMENT:  Urban ☑  Suburban ☐  Scattered Buildings ☐
Open Space ☐  Woodland ☐  Residential ☐  Agricultural ☐  Village ☐
Industrial ☐  Downtown Commercial ☑  Highway Commercial ☐  Other ☐

SIGNIFICANCE:

This is one of five bank buildings surveyed in Asbury Park. (See also 1303-9, 27, 29, and 30.) Together these sites constitute a significant proportion of the substantial and visually-prominent late 19th and early 20th century commercial architecture remaining in Asbury Park.

The Asbury Park and Ocean Grove Bank was organized in 1889; the original headquarters were located at the corner of Main Street and Mattison Avenue (now demolished) prior to the construction of this building.

ORIGINAL USE:  Bank
PHYSICAL CONDITION:  Excellent ☐  Good ☑  Fair ☐  Poor ☐
REGISTER ELIGIBILITY:  Yes ☑  Possible ☐  No ☑  Part of District ☐
THREATS TO SITE:  Roads ☐  Development ☐  Zoning ☐  Deterioration ☐
No Threat ☑  Other ☐

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1905, 1930).

RECORDED BY:  Gail Hunton
ORGANIZATION:  Monmouth County Park System/Monmouth County Historical Assn.

DATE:  November 1980
**HISTORIC NAME:** Byram Building  
**LOCATION:** 601-603 Mattison Avenue  
**MUNICIPALITY:** Asbury Park  
**USGS QUAD:** Asbury Park  

**COMMON NAME:** Midlantic Natl. Bank  
**BLOCK/LOT:** 115-1  
**COUNTY:** Monmouth  
**UTM REFERENCES:** Zone/Easting/Northing

**DESCRIPTION**

**Construction Date:** c. 1885; 1916 additions  
**Source of Date:** Ref. 1-4  
**Builder:**  

**Architect:**  

**Style:** Richardsonian Romanesque  
**Form/Plan Type:** Rectangle with rounded SE corner  

**Number of Stories:** 5  
**Foundation:** Stone  
**Exterior Wall Fabric:** Rock-faced ashlar  
**Fenestration:** 14 bays (see below)  

**Roof/Chimneys:** Low slope behind parapet; exterior end chimney  

**Additional Architectural Description:**

The original building was 3 stories high and had a hipped roof with a conical turret on the SE corner (see attached photos). In 1916 two stories were added, and the roof was altered to its present castellated form. Windows are 1/1 sash, some with round heads and wide surrounds; there are some unsympathetic window replacements on the first two stories. The original entry—a large round-arch portal with heavy imposts characteristic of the Richardsonian Romanesque—is obscured behind the present canopy. Two other round-arch doorways on the side have been enclosed.
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces SW on a corner city lot.

SURROUNDING ENVIRONMENT: Urban ☑ Suburban ☐ Scattered Buildings ☐ Open Space ☐ Woodland ☐ Residential ☐ Agricultural ☐ Village ☐ Industrial ☐ Downtown Commercial ☑ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

The Byram Building is one of five bank buildings surveyed in Asbury Park. (See also 1303-9, 1303-26, 1303-29, and 1303-30.) Together these sites constitute a significant proportion of the substantial and visually-prominent late 19th and early 20th century commercial architecture remaining in Asbury Park. When the Byram Building was constructed in the mid 1880's, its solid stone massing was a stark contrast to the Carpenter Stick Style buildings which dominated the seashore resort. Today, despite poor alterations over the years, it remains an early example of Richardsonian Romanesque architecture in Monmouth County. Further research should uncover the architect for this building.

The Byram Building was constructed as an office block, and housed the Asbury Park National Bank until 1895, when the post office moved it quarters here. In 1912, after the present post office was completed (see 1303-5), this building became the main office of the Asbury Park Trust Company, which added the top two stories in 1916. The structure has been used continually as a bank since that time. President Woodrow Wilson and his staff reportedly used the top floor of the Byram Building for executive headquarters during the summer of 1916 when Wilson was living at Shadow Lawn.

ORIGINAL USE: Bank and offices
PRESENT USE: Same
PHYSICAL CONDITION: Excellent ☑ Good ☐ Fair ☐ Poor ☐
REGISTER ELIGIBILITY: Yes ☐ Possible ☑ No ☑ Part of District ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐

REFERENCES:

1. Wolverton atlas, 1889.
2. Sanborn maps, Jersey Coast series, 1890.
4. Asbury Park Vertical File, Monmouth County Historical Assn., Freehold, N.J.
5. Asbury Park Press Library, Asbury Park, N.J.

RECORDED BY: Gail Hunton
ORGANIZATION: Monmouth County Park System/Monmouth County Historical Assn.
DATE: November 1980
1895 photograph, collection of Monmouth County Historical Assn.

1908 postcard, collection of Monmouth County Historical Assn.
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Asbury Park Press Building
LOCATION: 605 Mattison Avenue
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS: 

COMMON NAME: Asbury Park Press Building
BLOCK/LOT: 115-2
COUNTY: Monmouth
UTM REFERENCES: Zone/Easting/Northing

DESCRIPTION
Construction Date: 1916; rear addition 1930
Source of Date: Bldg. Facade; Ref. 1,2,3
Architect: Ernest A. Arend
Builder: B.L. Smock
Style: Neoclassical Revival
Form/Plan Type: Rectangle w/ rear addition
Number of Stories: 5
Foundation: Concrete
Exterior Wall Fabric: Brick and concrete
Fenestration: 7 symmetrical bays
Roof/Chimneys: Low slope behind parapet

Additional Architectural Description:
Rectangular office block with formal, classicized facade. The tripartite composition includes a variety of neoclassical motifs: egg-and-dart capital moldings on three-story engaged columns, topped by a full entablature with pronounced modillions and "1879--Asbury Park Press--1916" engraved on the frieze. The roofline is ornamented by a gabled parapet and a dentil frieze with stylized sculptured lions' heads. The building remains unaltered except for the replacement of the original windows with tinted plate glass. The original windows on the five central bays were 6/6 sash with 3-light transoms; the end bays were 6-light casements and 2/4 sash with 2-light transoms. (See attached photo of building taken within a decade after its construction.)

PHOTO Negative File No. 2-14,15
Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces SW onto a plaza formed by the intersection of five downtown streets.

SURROUNDING ENVIRONMENT:  Urban ☑ Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☐ Agricultural ☐ Village ☐
Industrial ☐ Downtown Commercial ☑ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

The Asbury Park Press Building is among the best preserved commercial buildings in downtown Asbury Park. (For other surveyed examples, see # 5, 7, 8, 9, 24, 26, 27, 29, and 30.) It is a good local example of a Neoclassical Revival facade applied to an office block of moderate size.

Historically, the site is significant as the home of the county's largest newspaper, the Asbury Park Press. First known as the Shore Press, the tabloid was founded in 1879 by Dr. Hugh Kinmouth and A.L. Thomas. It was published in several locations in Asbury Park prior to the construction of this building. J. Lyle Kinmouth, nephew of the doctor, became the owner in 1895. Under his direction as publisher and editor from 1895 to 1945, the paper expanded from a weekly to a daily, changed its name, and moved into its current headquarters.

ORIGINAL USE: Newspaper offices  PRESENT USE: Same
PHYSICAL CONDITION: Excellent ☑ Good ☑ Fair ☐ Poor ☐
REGISTER ELIGIBILITY: Yes ☐ Possible ☑ No ☐ Part of District ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐
COMMENTS.

REFERENCES:

3. Monmouth County Historical Association, Asbury Park Vertical File, undated clipping from Asbury Park Press.

RECORDED BY: Gail Hunton  DATE: October 1980
ORGANIZATION: Monmouth County Park System/Monmouth County Historical Association
March 19, 1985

Mr. Robert E. Murphy  
Senior Vice President/General Manager  
Asbury Park Press  
Press Plaza  
Asbury Park, NJ  07712

Dear Mr. Murphy:

The Office of New Jersey Heritage feels that the Asbury Park Press Building, Asbury Park, Monmouth County is probably not individually eligible for the New Jersey & National Registers of Historic Places.

Although the Office recognizes the property has historical value as the functioning office of the major newspaper in the region, the overall character of the structure has been compromised by later modifications. The building itself has had exterior changes to its major facade (window replacements, removal of top floor) which creates a different appearance than would have been seen in the 1916. Coupled with the extensive remodeling of the interior, the Office feels that the press building no longer retains its original integrity of design as required for Register eligibility.

The building may, however, be part of a potential early 20th century downtown district in Asbury Park. I suggest you contact Gail Hunten, Monmouth County Parks System, Newman Springs Road, Lincroft, NJ 07738, (201) 842-4000, for procedures and further information about historic districts.

The documentation you provided has been placed in the New Jersey Historic Sites Inventory. The Inventory is a permanent repository of cultural resource information.

Thank you for your interest in historic preservation. If you have any questions, please call me at (609) 292-2028.

Sincerely,

Terry Karschner  
Historic Preservation Specialist

TK:tt

c: Mr. James Brown, Associate Editor
August 22, 1984

Mr. Robert E. Murphy  
Senior Vice President/General Manager  
Asbury Park Press  
Press Plaza  
Asbury Park, NJ 07712

Dear Mr. Murphy:

Thank you for submitting a State and National Register nomination form for the Asbury Park Press Building, Asbury Park, Monmouth County. Preliminary review of the nomination will get underway within the next few weeks.

Nomination forms are reviewed by our Register staff for completeness and accuracy. They are then prioritized for final review and presentation to the State Review Board. Factors considered for high priority review include National significance, contextual evaluation, underrepresented type of area, threat to property, tax act potential and how well the nomination form addresses the property's significance. It generally takes six months to two years for final processing of Register nominations.

You will be notified if additional information is required to complete your Register submission. Should you have any questions concerning the Registers or our other historic preservation programs, please let us know.

Sincerely,

F. Robert Perry  
Acting Administrator

FRP: SP: i

c: Mr. James Brown, Associate Editor
United States Department of the Interior  
National Park Service  

National Register of Historic Places  
Inventory—Nomination Form  

See instructions in How to Complete National Register Forms  
Type all entries—complete applicable sections  

1. Name  

historic  The Asbury Park Press  
and/or common  The Press  

2. Location  

street & number  605 Mattison Avenue  

state  N. J.  

3. Classification  

<table>
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<td>industrial</td>
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</table>

4. Owner of Property  

Wayne D. McMurray Marital Trust,  
name Robert E. Murphy & Wayne D. McMurray, Trustees  

5. Location of Legal Description  

courthouse, registry of deeds, etc.  
Mormouth County Hall of Records  

6. Representation in Existing Surveys  

Mormouth County Historic Sites Inventory 1303-28  
has this property been determined eligible?  

state  

| Depository for survey records | N. J. Office of Historic Preservation |  
| city, town | Trenton, N. J. |  

For NPS use only  
received date entered
7. Description

This five-story neoclassical revival building was erected in 1916 to replace a two-story structure that burned earlier in the year. It is constructed of concrete, stone, brick, and terracotta on a structural steel frame, providing about 22,000 square feet of floor space in a building 50-by-100 feet. In 1930, a 40-by-100 foot addition extended the building through the entire block between Mattison and Bangs Avenues. This addition followed the same neo-classical exterior treatment as the original structure.

(Other additions made in 1966 and 1973 on adjoining property provided space for a pressroom, darkroom, circulation department and other offices and are not included in this nomination.)

The following description was prepared for the Monmouth County Historic Sites Inventory in 1980 by Gail Hunton:

"Rectangular office block with formal, classicized facade. The tripartite composition includes a variety of neo-classical motifs: egg-and-dart capital moldings on three-story engaged columns, topped by a full entablature with pronounced modillions and '1879--Asbury Park Press--1916' engraved on the frieze. The roofline is ornamented by a gabled parapet and a dentiled frieze with stylized sculptured lions' heads. The building remains unaltered except for the replacement of the original windows with tinted plate glass. The original windows on the five central bays were 6/6 sash with 3-light transoms; The end bays were 6-light casements and 2/4 sash with 2-light transoms."

The style of the building is representative of early 20th century commercial structures. It faces southerly on a plaza formed by the intersection of five downtown streets in the center of the city's business section. Adjoining is the former Asbury Park Trust Co. building used for offices in the summer and early fall of 1916 by President Woodrow Wilson during a lengthy vacation at the Jersey Shore. Close by is the Steinbach-Cookman building, now on the state and national registers. A block to the south, Wesley Lake separates the city from Ocean Grove Camp Meeting grounds, designated as an historic district.

The rear facade of the building is essentially a simplified rendition of the front. The roof is flat.

(Cont')
The first floor houses the general business office, the display advertising department, art departments for both advertising and news, and circulation offices.

The second floor is used for executive offices, the editorial department, radio news section, the reference library and conference rooms.

On the third floor are computer services and the makeup departments for both editorial and advertising functions of the paper as well as offices for executives of those departments.

Occupying the fourth floor are the accounting, data processing, classified advertising, personnel and marketing departments, a conference room and offices for the treasurer, controller and other executives.

On the fifth floor are the studios of WJLK, AM/FM and facilities for Press Broadcasting and Television. (See floor plans.)

Other functions of the paper are located elsewhere.

Over the past 68 years, numerous changes have been made in the interior layout of all floors to accommodate growth of the newspaper from a circulation of less than 10,000 to about 150,000. It now ranks as third largest daily in New Jersey.

In making interior alterations, several double-hung windows on the east and west sides were eliminated. At the rear (north end) of the building on Bangs Avenue, a ground-floor garage was converted to office space and the door replaced with windows and metal panels compatible with the rest of the facade.

The building has been kept in structurally sound condition and ownership has been unchanged since it was erected.
8. Significance

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<td>1900-</td>
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Specific dates: Built 1916, add. '36
Builder/Architect: Ernest Arent, architect
Statement of Significance (in one paragraph): Benjamin L. Smock, builder

This Mortison Avenue building has been the home of The Asbury Park Press for 68 of its 105 years of publication. The newspaper started as a weekly in 1879, became a daily in 1886 and struggled through several changes of ownership during the early years of Asbury Park's growth as a beach resort.

In 1895, the paper was acquired by Dr. Hugh S. Kinmonth and Henry Steinbach. Kinmonth quickly bought out Steinbach's share and later sold the paper to his nephew, J. Lyle Kinmonth, a graduate of the Wharton School of Business, whose only newspaper experience had been as editor of a student paper at the University of Iowa.

During Kinmonth's early years with the paper, it was competing against two larger Asbury Park publications, the News and the Journal. The Press began delivering free sample copies and readers soon learned that the competition made a practice of reprinting stories from The Press. By the turn of the century, the News had disappeared and by 1917 the Journal, a summer publication, went bankrupt.

On January 17, 1916, a major fire destroyed the brick building, on the site of the present structure, in which The Press had been publishing since about 1884. Editor Kinmonth took over a Bangs Avenue cottage as an office and newsroom and continued publishing on the presses of the Long Branch Record and the Red Bank Register until the present building was completed later in the year.

In 1930, the 1916 building was expanded by Kinmonth to make room for a new press that could print 20,000 64-page papers an hour.

In 1929, Kinmonth had introduced the country's first known school edition written by high school pupils. Over the years The Press played a leading role in public affairs, beginning with a campaign in 1903 that brought the city's beachfront under public ownership. A similar campaign brought about city ownership of a private water supply.

When public access to ocean beaches diminished, The Press campaigned for creation of seashore parks. This view stimulated official support at Trenton and Washington that saved Island Beach State Park in Ocean County from commercial and residential development and spurred creation of Sandy Hook Park, now part of Gateway National Recreation Area.

On several occasions, The Press has gone to court to fight for its right to publish the news and to battle for causes in the public interest. In a 1936 Press suit, the state Supreme Court backed the newspaper's demand to inspect municipal court records; in 1955 a Press suit forced the city of Asbury Park to award beach leases by competitive bidding, and in 1959 another legal action resulted in a landmark state Supreme Court decision ordering a "one man, one vote" system of apportionment of the General Assembly.

(c-n't.)
Management of The Press remained with Kinmonth as editor and publisher from 1895 until his death in 1945. Thereafter, the late Wayne D. McMurray served as editor and publisher until 1955 and as editor until his death in 1974.

Ernest W. Lass served as publisher from 1955 to 1974 when he became chairman of the board and was succeeded as publisher by Jules L. Plangere, Jr. After the death of Lass in 1980, his son, E. Donald Lass, became editor of the paper.

The Press is cited almost annually by various individuals, organizations and newspaper societies for contributions to the general welfare of the citizens of New Jersey. The implications of this historic role cannot be underestimated.

Downtown commercial development in the early decades of this century evolved as American industry adopted mass production techniques for the manufacture of consumer goods. Preserving the heritage inherent in historic buildings in these areas is increasingly important as the trend to demolish such structures, which have helped create identities for many communities, becomes more pronounced with each passing year.
9. Major Bibliographical References
Asbury Park Press—Centennial supplements of October 4 and December 9, 1979
Asbury Park Press Library—Clippings and photos relating to history of the newspaper
original plans and drawings of building.
City of Asbury Park—tax map.

10. Geographical Data

Acreage of nominated property 21 acres
Quadrangle name Asbury Park - 1942-54

UMT References

A
Zone | Easting | Northing
---|---|---
B
C
D
E
F
G
H

Quadrangle scale 1: 24000

Verbal boundary description and justification (See continuation page)

Block 115, Lots 2 & 16, Asbury Park Tax Map

List all states and counties for properties overlapping state or county boundaries

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11. Form Prepared By

name/title James S. Brown, Associate Editor
organization Asbury Park Press Inc.
date July 30, 1984
street & number 605 Mattison Avenue
telephone 201-774-7000, ext. 4212

city or town Asbury Park
state N.J.

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated
according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title date

For NPS use only
I hereby certify that this property is included in the National Register
date

Keeper of the National Register

Attest:
date

Chief of Registration
On March 27, 1897, J. Lyle Kinmonth obtained a seven-year lease from Hugh S. Kinmonth for property at 607 Mattison Avenue, Asbury Park, that he already was occupying. It consisted of a room at 607 Mattison, all of the building in the rear of stores occupied by Anderson & Hopper and Co., two rear northwest rooms on the second floor. Rent was set at $500 a year. Monmouth County Deed Book 590, page 197.

The lease was renewed and expanded, with an option to buy, by April 1, 1907. The renewal, at $625 a year, took place in October 1904 and expanded quarters for The Press to include a store at 605 Mattison Avenue then rented to John J. Melick. Rental of the added space at $350 a year was to start April 1, 1905. MC Deed Book 740, page 16.

On April 5, 1907, J. Lyle Kinmonth purchased the entire property from his uncle, Hugh S. Kinmonth for $20,000, assuming an existing $10,000 mortgage, giving a new $5,000 mortgage and supplying the balance in cash. It was described as land and premises:

"Beginning at a point in the northerly line of Mattison Avenue, distant fifty (50) feet westerly from the northwest corner of Mattison Avenue and Emory Street; thence westerly, along the northerly line of Mattison Avenue fifty (50) feet; thence northerly at right angles with Mattison Avenue, one hundred (100) feet; thence easterly, parallel with Mattison Avenue, fifty (50) feet; thence southerly, again at right angles with Mattison Avenue, one hundred (100) feet to the place of beginning."

The deed retained a restriction imposed in 1872 by the city's founder, James A. Bradley, barring "the sale of intoxicating liquors or for any manufacturing purpose or for the erection of hog pens, such use of the premises to cause title to revert to the party of the first part." M.C. Deed Book 797, page 330. This is the site of the 1916 building.

(cont.)
On October 14, 1915, Kinmonth purchased from Mary Jane Sherman, for about $8,000, the lot at the rear of The Press extending through to Bangs Avenue. It was described as lot 232 and part of 233 on the F. H. Kennedy & Son map of 1872. Boundaries were described as:

"Beginning at a point in the southerly line of Bangs Avenue, distant sixty feet westerly from the southwest corner of Bangs Avenue and Emory Street; thence westerly from the southerly line of Bangs Avenue forty feet; thence southerly at right angles to Bangs Avenue one hundred feet; thence easterly parallel with Bangs Avenue forty feet; thence northerly again at right angles to Bangs Avenue, one hundred feet to the point or place of beginning."

This lot became the site of the 1930 addition. M.C. Deed Book 1007, page 312.
Historic Photographs

2. Construction of front section of present building in 1916.
3. View about 1917 of completed front section.
4. Photo about 1920 of bank of Linotype machines.

Modern Photographs*

5. Front elevation from SW.
6. Rear elevation from NE.
7. Rear elevation from NW.
8. High angle of rear from NE.
9. Detail of upper front elevation from S.
10. Closeup of stylized lions' heads and dentil molding on front elevation.
11. Main entrance on Mattison Avenue.
12. First floor business office.
14. Makeup department and computer room, third floor.

*Also color slides
August 17, 1984

Ms. Terry Karschner
Senior Historic Preservation Specialist
Office of New Jersey Heritage
Department of Environmental Protection
CN 402
Trenton, New Jersey 08625

Dear Ms. Karschner:

Enclosed please find completed Nomination forms to register the Asbury Park Press, Inc. building as a Historical site.

Also please find several sets of photos and slides as backup material.

Thank you very much for your consideration in this matter. If you have any questions, please do not hesitate to call me.

Very truly yours,

ASBURY PARK PRESS, INC.

Robert E. Murphy
Senior Vice President
General Manager

REM: js
encls.
cc. Jim Brown

Asbury Park Press, Inc. / Press Broadcasting Co. / Press Plaza, Asbury Park, N.J. 07712 / Tel. 201 774-7000
December 27, 1982

Ms. Anita Impellizeri  
National Register Assistant  
Historic Preservation Section  
Department of Environmental Protection  
109 West State Street  
Trenton, NJ 08625

Dear Ms. Impellizeri:

Enclosed are the questionnaire and individual structure survey form requesting nomination of the Asbury Park Press building, 605 Mattison Avenue, Asbury Park, for the New Jersey and National Registers of Historic Places. Also enclosed are photographs of the front and rear of the building, a map showing the location of the building, and a copy of the original floor plan drafted in 1916. The nomination is being requested by Robert E. Murphy, one of the trustees of the Wayne D. McMurray Marital Trust, the owner. If there are any questions or requests for additional data, please advise me.

Sincerely,

Robert E. Murphy

REM:hm 
Encs.
NEW JERSEY OFFICE OF HISTORIC PRESERVATION

Staff Review of NJ/National Register Applications

Step I - Preliminary evaluation

Does the resource appear to be eligible?

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Totals

If staff votes to disapprove, letter is sent to applicant with explanation.

If staff feels more info is needed to make a decision, a letter is sent so indicating. Site visit is optional.

If staff votes to recommend go to Step II.

Step II - Fill out Evaluation/Return Sheet

Step III - Substantive Staff Review

Circulate application one week before meeting.

Is the nomination ready to go before the State Review Board?

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Part of C.B.D. as Assembly Park
Should be in list
Hold out for distinct
Requested survey form from April 2/17/83
HISTORIC NAME: Asbury Park Press
LOCATION: 605 Mattison Ave.
MUNICIPALITY: Asbury Park, NJ
USGS QUAD: 
OWNER/ADDRESS: Wayne D. McMurray Marital Trust
Robert E. Murphy & Wayne D. McMurray, Trustees
605 Mattison Ave., Asbury Park, NJ 07712

DESCRIPTION
Construction Date: Spring 1916
Architect: Ernest Arend
Style: Early 20th century commercial
Number of Stories: Five
Foundation: Poured concrete, masonry and brick
Exterior Wall Fabric: Masonry with brick exterior, bonded with mortar
Fenestration: Casement and double hung
Roof/Chimneys: Flat roof with parapet

Additional Architectural Description: The five-story building erected in the spring of 1916 replaced a two-story structure, built in 1912, that burned January 17, 1916. The 50-by-100 foot building, to which there have been additions, had approximately 22,000 square feet of floor space. The architecture is typical of the style popular in the early decades of this century for office buildings in downtown commercial areas. It has neo-classical motifs in the detail of design treatment of the facade and parapet. The most significant expansion was a 40-by-100 foot addition built in 1930, extending the building for a block between Mattison and Bangs Avenues. The Bangs Avenue facade and parapet were accorded the same neo-classical motif and treatment as the 1916 Mattison Avenue facade, maintaining architectural integrity. Other expansions were undertaken in 1966 and 1973 to provide space for pressroom and distribution equipment and facilities. These are not included in the historic site.

PHOTO Negative File No.
Attached

Map (Indicate North)
Attached
The structure built in 1916 and expanded in 1930 occupies the entire 50-by-200 foot site. It is located in the heart of the downtown business district of Asbury Park, which includes apartment buildings.

The building is in an area of commercial and office buildings, including retail shops. There are small parks within two blocks, as is a body of water, Wesley Lake, which separates Asbury Park from Ocean Grove.

SIGNIFICANCE: There is a three-faceted significance--historic, architectural and functional. The Asbury Park Press, published for 103 years, has played a dominant role, as a participant and observer, in the history of Asbury Park and the area of central New Jersey. This significance is enhanced by the proximity of the Ocean Grove Camp Meeting Association and the Steinbach-Cookman Building, Asbury Park, both listed in the state and national registers. The architectural significance is inherent in the design of the building--a style representative of commercial buildings erected in the period between the post-Victorian "Main Street" development and the post-World War II highway shopping center phenomenon. The specialized use of the building is a pre-eminent factor in assessing the functional significance. For decades, The Press has been the primary source of news dissemination in central New Jersey. The Press has been the antagonist in many battles, including court actions, to protect the rights of individuals and the press. The Press is cited almost annually by various individuals and organizations for contributions to the general welfare of the citizens of New Jersey. The implications of this historic role cannot be underestimated.

ORIGINAL USE: Newspaper publication
PRESENT USE: Same plus radio station.

PHYSICAL CONDITION: Excellent ☑ Good ☐ Fair ☐ Poor ☐
REGISTER ELIGIBILITY: Yes ☑ Possible ☐ No ☐ Part of District ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐ No Threat ☑ Other ☐

COMMENTS: Downtown commercial development in the early decades of this century evolved as American industry adopted mass production techniques for the manufacture of consumer goods. Preserving the heritage inherent in historic buildings in these areas is increasingly important as the trend to demolish such structures, which have helped create identities for many communities, becomes more pronounced with each passing year.

REFERENCES:
Tax map, city of Asbury Park.
Clipping files of the Asbury Park Press.
Original plans and drawings.

RECORDED BY: Robert E. Murphy, Trustee
DATE: December 27, 1982
ORGANIZATION: Wayne D. McMurray Marital Trust
State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION SECTION
OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
109 WEST STATE STREET
TRENTON, NEW JERSEY 08625
(609) 292-2020

STATE AND NATIONAL REGISTER QUESTIONNAIRE

Submit with Individual Structure Survey Form and Photograph.

1. What is the name, address or road location, municipality, and county of the property?
   Asbury Park Press
   605 Mattison Ave.
   Asbury Park
   Monmouth County

2. Which of these items describes your reasons for wanting State and National Register listing for the property?

   X To recognize its historical, architectural, engineering, industrial, or archeological value. Please explain.
   The building has the historical, architectural and industrial value attached to structures erected during the first few decades of this century in downtown commercial areas and still in use.
   I plan to apply for federal tax benefits for my income producing property. Please explain in brief the work planned for your property.

   Other - Explain:

3. Is this property threatened in any way? In danger of demolition or alteration? Please explain.

   Interior alterations may be necessary in the future commensurate with changing technology to continue the use of this building as a viable business property. The historic site designation would make retention of the building and future investment in it more attractive.

   New Jersey is An Equal Opportunity Employer
4. Do you own the property?

If not, does the owner know that you are seeking State and National Register designation for their property?

Who is the owner?

Wayne D. McMurray Marital Trust
Robert E. Murphy & Wayne D. McMurray, Trustees

Owner's address:

605 Mattison Avenue

Asbury Park, NJ 07712

Owner's telephone:

201-774-7000, Ext. 313

Your name, if different from owner:

Your address:

Your telephone during business hours:
January 3, 1983

Mr. Robert E. Murphy
Asbury Park Press
605 Mattison Avenue
Asbury Park, New Jersey 07712

Dear Mr. Murphy:

Thank you for submitting a State and National Register nomination form for the Asbury Park Press Building, Asbury Park, Monmouth County. Preliminary review of the nomination will get underway within the next few weeks.

Nomination forms are reviewed by our Register staff for completeness and accuracy. They are then prioritized for final review and presentation to the State Review Board. Factors considered for high priority review include national significance, contextual evaluation, underepresented type or area, threat to property, tax act potential and how well the nomination form addresses the property's significance. It generally takes six months to two years for final processing of Register nominations.

You will be notified if additional information is required to complete your Register submission. Should you have any questions concerning the Registers or our other historic preservation programs, please let us know.

Sincerely,

Susanne C. Hand, Chief

SCH/js
Bear View, Asbury Park Press
Bangs Avenue, Asbury Park
Front view, Asbury Park Press,
605 Mattison Ave, Asbury Park
Asbury Park Press Inc.
605 Mattison Avenue
Asbury Park, N.J. (Monmouth)
Photographer unknown
Date: c1917
Negative lost
Taken from SW
Photo # 3
High angle view of rear from NE

Photo # 8
Asbury Park Press Inc.
605 Mattison Avenue,
Asbury Park, N.J. (Monmouth)

Photographer—Russ De Santis
Date: July 1984
Negative: Press Library
Front elevation taken from SW

Photo #5
Asbury Park Press Inc.
605 Mattison Avenue
Asbury Park, N.J. (Monmouth)
Photographer unknown--Cole Company
Date: c1920
Negative lost
Taken from NW
Bank of Linotype machines

Photo # 4
Asbury Park Press Inc.
605 Mattison Avenue
Asbury Park, N.J. (Monmouth)

Photographer: Russ De Santis
Date: July 1984
Negative: Press Library

Main entrance on Mattison Avenue

Photo # 11
Photographer: Russ De Santis
Date: July 1984
Negative: Press Library

Portion of makeup dept. and computer room, 3rd floor.

Photo # 14
Asbury Park Press Inc.
605 Mattison Avenue
Asbury Park, N.J. (Monmouth)

Photographer: Russ De Santis
Date: July 1984
Negative: Press Library

First floor business office
Photo # 12
Photo # 10

on front elevation.

heads and dentil molding

closeup of stucco joints.

Reference: Press Library

Date: July 1994

Photographer: Anne DeGertis

Abuby Park, N.J. (Monmouth)

605 Matison Avenue

Abuby Park Press, Inc.
Arbury Park Press Inc.
605 Mattison Avenue
Asbury Park, N.J. (Monmouth)

Photographer: Rues De Santis

Date: July 1984

Negative: Press Library

Detail of upper front elevation from S.

Photo # 9
Asbury Park Press Inc.
507 Mattison Avenue
Asbury Park, N.J. (Monmouth)
Photographer unknown
Date: 1916
Negative lost
Taken from SW
Photo # 2
Photo #7

Bear Elevation from N.W.
Nestled in Press Library
Date: July 1964
Photograph: Miss De Ganta

Abury Park, Inc.
Monmouth
605 Massachusetts Avenue
Abury Park, Inc.
Asbury Park Press Inc.
605 Mattison Avenue
Asbury Park, N.J. (Monmouth)
Photographer unknown--Cole
& Co.
Date: Jan. 17, 1916
Negative lost
Taken from SE
Photo # 1
Amy Kamen
1141 Saddlebrook Road
Mountainside, NJ 07092

Dear Ms. Kamen:

The Office of New Jersey Heritage feels that "The Hamilton", 310 Seventh Avenue, Asbury Park, Monmouth County is not individually eligible for the New Jersey and National Registers of Historic Places. The criteria for eligibility, which must be used in evaluation of a resource, states that an architecturally significant building shall: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

The Hamilton is a standard example of the Colonial Revival style that is characteristic of the early 20th century architecture and would not qualify for the New Jersey/National Register for its high artistic value, especially in light of the application of asbestos siding. Furthermore, the information provided in the survey form is inadequate to justify register inclusion because of its association with resort hotels in Asbury Park.

The construction and overall appearance of the building does maintain a certain feel and character of the late 19th century, but this office honestly does not feel that it is individually register eligible.

The building may, however, be part of a potential historic district in Asbury Park. I suggest you contact Gail Hunten, Monmouth County Parks System, Newman Springs Road, Lincroft, NJ 07738,(201) 842-4000, for procedures and further information about historic districts.

Sincerely,

Terry Karschner
Historic Preservation Specialist

TK: ijh

c: file
1st floor has large lobby.

2nd floor: dining room area was converted to 6 rooms.

3rd floor: large kitchen with original stove in use; still in working condition of heating.

4th floor: storage room; linen closet. 2 of 4 rooms have antique fireplaces. 4th bedroom has original double beds; complete.
<table>
<thead>
<tr>
<th>INDIVIDUAL STRUCTURE SURVEY FORM</th>
<th>HISTORIC SITES INVENTORY NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>HISTORIC NAME:</td>
<td>COMMON NAME: The Hamilton</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>BLOCK/LOT: 20S - Lot 15</td>
</tr>
<tr>
<td>MUNICIPALITY: Osburg Park, N.J., 07752</td>
<td>COUNTY: Monmouth</td>
</tr>
<tr>
<td>USGS QUAD:</td>
<td>UTM REFERENCES: Zone/Northing/Easting</td>
</tr>
<tr>
<td>OWNER/ADDRESS: Saleme S. Inc, Sandalwood Rd</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Date: (August) 1896'2</td>
</tr>
<tr>
<td>Source of Date: Hall of Records, Freehold, N.J.</td>
</tr>
<tr>
<td>Architect: Unknown</td>
</tr>
<tr>
<td>Builder: Unknown</td>
</tr>
<tr>
<td>Style: Georgian Colonial</td>
</tr>
<tr>
<td>Form/Plan Type: Rectangle</td>
</tr>
<tr>
<td>Number of Stories: 4 story frame</td>
</tr>
<tr>
<td>Foundation: Brick - 36&quot;</td>
</tr>
<tr>
<td>Exterior Wall Fabric: Cedar siding</td>
</tr>
<tr>
<td>Fenestration:</td>
</tr>
<tr>
<td>Roof/Chimneys:</td>
</tr>
<tr>
<td>Additional Architectural Description:</td>
</tr>
<tr>
<td>Porch on each floor. 4 - 2 story fluted columns on front.</td>
</tr>
</tbody>
</table>

PHOTO Negative File No. Map (Indicate North)
SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐ 
Open Space ☐ Woodland ☐ Residential ☐ Agricultural ☐ Village ☐ 
Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐ 

Residential street near beach.

SIGNIFICANCE:

Coral Gables was a renowned resort city. This is one of the original hotels built, the Biltmore Hotel (no longer standing), "the" hotel of the era. It was located 1/2 blocks to the east, very few, if any, alterations were made to the structure.

ORIGINAL USE: Hotel ☐ PRESENT USE: Seasonal Home ☐
PHYSICAL CONDITION: Excellent ☐ Good ☐ Fair ☒ Poor ☐
REGISTER ELIGIBILITY: Yes ☒ Possible ☒ No ☐ Part of District ☒
THREATS TO SITE: Roads ☐ Development ☒ Zoning ☒ Deterioration ☒

'COMMENTS: Building deteriorated due to need for exterior siding, which needs to be replaced, roofing and carpentry to replace.

REFERENCES:

RECORDED BY: 
ORGANIZATION: 
DATE: 
STATE AND NATIONAL REGISTER QUESTIONNAIRE

Submit with Individual Structure Survey Form and Photograph.

1. What is the name, address or road location, municipality, and county of the property?
   
   MONMOUTH

2. Which of these items describes your reasons for wanting State and National Register listing for the property?

   - [X] To recognize its historical, architectural, engineering, industrial, or archaeological value. Please explain.
     One of first hotels in seaside resort.

   - [X] I plan to apply for federal tax benefits for my income producing property. Please explain in brief the work planned for your property.

   - [ ] Other - Explain:

3. Is this property threatened in any way? In danger of demolition or alteration? Please explain.
   
   Rapid deterioration caused by climate.

4. Do you own the property?  [X]
   
   If not, does the owner know that you are seeking State and National Register designation for their property?  

   Who is the owner?  Deborah Moore, Jr. & Amy Hansen
   Owner's address:  1141 Saddle Brook Rd., # 810, The Glen, Palisades Park, NJ 07650
   Maintenance, NJ, 07092
Owner's telephone: 201-775-2723 or 201-277-1953

Your name, if different from owner: ____________________________

Your address: ____________________________________________

Your telephone during business hours: 201-775-2773 or 687-9120
Re: The Hamilton
310-7th Ave.
Asbury Park, N.J. 07712

Dear Mr. Forward:

In keeping with your response to Congressman Howard's and your suggestion that I contact your office after Cater, I would like to inquire as to the availability of Historic Preservation Grants for the fiscal year 1984.

Please let me know as soon as possible and also include me in the national register. Sincerely,

Amy Kamen
Dear Representative Howard:

Mr. Tom Chrysler called me on this date to inform me of the unfavorable response to my request for aid in preserving the above building. He referred to a letter from you dated October 21, 1983. I am not in receipt of this letter and was awaiting your response to my numerous phone calls to your Belmar office inquiring about this same matter.

Mr. Chrysler said he would try to obtain a copy of that letter and send it to me. He suggested that I write Mr. Forward in Trenton about the availability of funds for 1984. I have done that.

Please continue your efforts on my behalf if funds are available in 1984. I wish to thank you for your past concern and efforts.

Sincerely,

Amy Kamen

CC: Mr. Forward
Trenton, N.J.
Hamilton Hotel
310 7th Ave
Academy Park
1983
**HISTORIC NAME:** North Asbury Park RR Station  
**LOCATION:** New York-Long Branch RR between Sunset & Fifth Aves.  
**MUNICIPALITY:** Asbury Park  
**USGS QUAD:** Asbury Park  
**OWNER/ADDRESS:**  

**COMMON NAME:** Massar-Silver Realtors  
**BLOCK/LOT:** 185-1F  
**COUNTY:** Monmouth  
**UTM REFERENCES:** Zone/Easting/Northing  

---

**DESCRIPTION**

**Construction Date:** c. 1895-1900  
**Source of Date:** Ref. 1, 2  
**Architect:** possib. Frank V. Bodine  
**Builder:**  
**Style:** Chateauesque elements  
**Form/Plan Type:**  
**Number of Stories:** 1½  
**Foundation:** Stone  
**Exterior Wall Fabric:** Rock-faced random coursed ashlar; brown brick on wings  
**Fenestration:** 4 bay central block (east facade)  
**Roof/Chimneys:** Bellcast hip; internal stone chimney  

**Additional Architectural Description:**

The central block of this station (shaded on plan above) is 1½ stories, constructed of rock-faced random coursed ashlar, and has a steeply pitched bellcast hip roof. A heavy beltcourse is aligned with the sills of the windows, which are 1/1 sash (single and grouped) with diamond panes in the upper sash. The original wood-framed canopy (present north and south wings) has been partially enclosed with dark brown brick and 1/1 sash windows. Heavy square bracketed posts support the remaining open portion of the canopy on the west facade. The original slate tiles on the roof have been removed.
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces east onto a small public open space bound by Sunset Avenue, Fifth Avenue, and Main Street, which is on an axis with Sunset Lake and Asbury Park Convention Hall (#1303-33).

SURROUNDING ENVIRONMENT:  Urban ☑  Suburban ☐  Scattered Buildings ☐  
Open Space ☐  Woodland ☐  Residential ☑  Agricultural ☐  Village ☐  
Industrial ☐  Downtown Commercial ☑  Highway Commercial ☐  Other ☐

SIGNIFICANCE:

Although no longer serving as a passenger depot, this is a fairly intact example of railroad station architecture in the county and state from the 1890-1910 period. It is one of eleven surveyed passenger stations in Monmouth County which were constructed along the North Jersey Coast line of the Central Railroad of New Jersey (New York and Long Branch Railroad). The North Asbury Park station** is similar in design to those at Belmar (#1306-8), Little Silver (#1323-16), and Freehold (#1315-22, at Jackson and Mechanic Streets), all of which are attributed to architect Frank V. Bodine of Asbury Park. It is highly probable, therefore, that Bodine also designed this station.

**Asbury Park's main railroad station, on Main Street between Cookman and Bangs Avenues, was demolished in the 1970's and replaced by a new municipal complex.

ORIGINAL USE:  Railroad passenger station  PRESENT USE:  Realtors' offices
PHYSICAL CONDITION:  Excellent ☑  Good ☑  Fair ☐  Poor ☐
REGISTER ELIGIBILITY:  Yes ☑  Possible ☐  No ☐  Part of District ☐
THREATS TO SITE:  Roads ☐  Development ☐  Zoning ☐  Deterioration ☐
COMMENTS:  No Threat ☐  Other ☑ No formal protection

REFERENCES:

1. Sanborn maps, Jersey Coast series, 1890, 1905, 1930.

RECORDED BY:  Gail Hunton  DATE:  November 1980
ORGANIZATION:  Monmouth County Park System/ Monmouth County Historical Assn.
View Northeast
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Asbury Park Convention Hall
LOCATION: Ocean Ave. between Fifth and Sunset Aves.
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS:

HISTORIC SITES INVENTORY NO. 1303-33

COMMON NAME: Asbury Park Convention Hall
BLOCK/LOT: N/A
COUNTY: Monmouth
UTM REFERENCES: Zone/Easting/Northing

DESCRIPTION
Construction Date: 1928
Source of Date: Ref. 1, 2
Architect: Warren and Wetmore, New York
Builder:
Style: Eclectic
Form/Plan Type: Complex (see map below)
Number of Stories: 1 and 2
Foundation: Concrete

Exterior Wall Fabric: Brick, terra cotta, concrete
Fenestration: Ocean Ave. facade: 3 bays (enclosed)
plus first story arcade
Roof/Chimneys: Low slope behind parapet; central tower

Additional Architectural Description:

Eclectic design, characteristic of resort architecture, which
recalls temples, monuments, and palaces of various times and
places. Diamond-patterned brickwork; profusion of applied and
free-standing terra cotta ornament and statuettes, including
urns, coquillage, lanterns, garlands, and cartouches.

For further description of building, see NATIONAL REGISTER OF
HISTORIC PLACES.

PHOTO
Negative File No. 1-26, 27, 28, 29, 30*

Map (Indicate North)
Situated on a beachfront parcel, facing west, on an axis with a long green space and Sunset Lake which extends to the North Asbury Park Railroad Station (1303-32). The north and south entrances are aligned with the Asbury Park boardwalk.

**SURROUNDING ENVIRONMENT:** Urban [x] Suburban [ ] Scattered Buildings [ ]
Open Space [x] Woodland [ ] Residential [x] Agricultural [ ] Village [ ]
Industrial [ ] Downtown Commercial [x] Highway Commercial [ ] Other [ ]

**SIGNIFICANCE:**


**ORIGINAL USE:** Convention hall, theater, arcade  **PRESENT USE:** Same
**PHYSICAL CONDITION:** Excellent [x] Good [ ] Fair [ ] Poor [ ]
**REGISTER ELIGIBILITY:** Yes [x] Possible [ ] No [ ] Part of District [ ]
**THREATS TO SITE:** Roads [ ] Development [ ] Zoning [ ] Deterioration [ ]
No Threat [ ] Other [ ]

**COMMENTS:**

Listed on the National Register in 1979.

**REFERENCES:**


**RECORDED BY:** Gail Hunton  **DATE:** November 1980
**ORGANIZATION:** Monmouth County Park System/Monmouth County Historical Assn.
View Northeast, from boardwalk
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Santander Apartments
LOCATION: 400 Park Avenue
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS:

HISTORIC SITES INVENTORY NO. 1303-34
COMMON NAME: Santander Apartments
BLOCK/LOT: 217-6
COUNTY: Monmouth
UTM REFERENCES: Zone/Easting/Northing

DESCRIPTION
Construction Date: 1929
Source of Date: Ref. 1, 2
Architect:
Builder:
Style: Spanish Colonial Revival
Form/Plan Type: Square with open NE end and center court
Number of Stories: 9
Foundation: Concrete
Exterior Wall Fabric: Stucco
Fenestration: 10 by 11 bays, grouped
Roof/Chimneys: Multiple hip roofs; furnace chimneys
Additional Architectural Description:

Nine story steel frame apartment building massed in vertical blocks and piers, each crowned with a low hipped roof. The corner blocks are accentuated at the upper stories by terra cotta sculptural relief, balconettes and gargoyle-like figures. Windows are 6/1 sash, with some 1/1 sash replacements; those on the second story have round arch surrounds embellished with terra cotta sculptural relief and balconettes. First floor windows are larger, with round arches, wide contrasting surrounds and iron grilles. The arcaded entrance opens into a domed lobby with a mosaic tile ceiling and an interior courtyard. No major alterations to the exterior.

PHOTO Nezative File No. 4-13, 14
Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north and east on large corner lot, overlooking Deal Lake

SURROUNDING ENVIRONMENT: Urban □ Suburban □ Scattered Buildings □
Open Space □ Woodland □ Residential □ Agricultural □ Village □
Industrial □ Downtown Commercial □ Highway Commercial □ Other □ Deal Lake

SIGNIFICANCE:

The Santander, built primarily as a luxury summer apartment house, has been called the grandest of apartment buildings in Asbury Park since its construction in 1929. The building was used for a time during World War II for a signal corps school. Today the apartments are occupied mainly by year-round tenants. Its Period Revival design remains an important contribution to the early 20th century architectural character of Asbury Park's residential north end.

ORIGINAL USE: Apartments
PRESENT USE: Apartments

PHYSICAL CONDITION: Excellent □ Good □ Fair □ Poor □

REGISTER ELIGIBILITY: Yes □ Possible □ No □ Part of District □

THREATS TO SITE: Roads □ Development □ Zoning □ Deterioration □

No Threat □ Other □

COMMENTS:

REFERENCES:

1. Sanborn Maps, Jersey Coast Series (1930).

RECORDED BY: Gail Hunton
DATE: November 1980
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
### HISTORIC NAME:
- Church of the Holy Spirit

### LOCATION:
- NW cr. Second Ave. and Bond St.

### MUNICIPALITY:
- Asbury Park

### USGS QUAD:
- Asbury Park

### OWNER/ADDRESS:

### HISTORIC SITES INVENTORY NO. 1303-35

<table>
<thead>
<tr>
<th>COMMON NAME:</th>
<th>Holy Spirit R.C. Church</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLOCK/LOT</td>
<td>167-1</td>
</tr>
<tr>
<td>COUNTY:</td>
<td>Monmouth</td>
</tr>
<tr>
<td>UTM REFERENCES:</td>
<td>Zone/Easting/Northing</td>
</tr>
</tbody>
</table>

### DESCRIPTION

**Construction Date:** 1909-1912

**Architect:** George I. Lovatt, Phila.

**Style:** Late Gothic Revival

**Number of Stories:** 1

**Foundation:** Stone

**Exterior Wall Fabric:** Holmesburg granite with Indiana limestone trim

**Fenestration:** 3 over 2 bay main facade

**Roof/Chimneys:** Gable

**Additional Architectural Description:**

The chief characteristics of this Gothic-inspired church design are its heavy fortresslike massing; plain stone wall surfaces with contrasting trim; corner buttresses; pointed arch tracery windows with stained glass; and gable parapets. Small rectangular windows light the large tower on the southeast corner (the top of which appears to have been removed). The narthex is entered on three sides by Tudor arch strap-hinged wooden doors in pointed-arch enframements. Windows on the main facade are boarded up (?).
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a rectangular corner lot.

SURROUNDING ENVIRONMENT: Urban ☑ Suburban ☐ Scattered Buildings ☐ Open Space ☐ Woodland ☐ Residential ☑ Agricultural ☐ Village ☐ Industrial ☐ Downtown Commerical ☑ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

This is one of four surveyed churches in Asbury Park whose congregations date from the early settlement of the city. The Roman Catholic Church of the Holy Spirit was organized in 1879; in that year a wooden church was begun on this corner lot, which was donated by city founder James A. Bradley. The present edifice was erected over a period of three years between 1909 and 1912.

ORIGINAL USE: Church
PRESENT USE: Church

PHYSICAL CONDITION: Excellent ☐ Good ☑ Fair ☐ Poor ☐
REGISTER ELIGIBILITY: Yes ☑ Possible ☐ No ☑ Part of District ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐

COMMENTS:

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905, 1930).
3. Ellis, History of Monmouth County (1885), p. 869.

RECORDED BY: Gail Hunton
DATE: November 1980
ORGANIZATION: Monmouth County Park System/Monmouth County Historical Association
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**
**OFFICE OF HISTORIC PRESERVATION**
**INDIVIDUAL STRUCTURE SURVEY FORM**

<table>
<thead>
<tr>
<th>HISTORIC NAME</th>
<th>Willis Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>216-18 Second Avenue</td>
</tr>
<tr>
<td>MUNICIPALITY</td>
<td>Asbury Park</td>
</tr>
<tr>
<td>USGS QUAD</td>
<td>Asbury Park</td>
</tr>
<tr>
<td>OWNER/ADDRESS</td>
<td></td>
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<table>
<thead>
<tr>
<th>HISTORIC SITES INVENTORY NO. 1303-36</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMON NAME: Britwood Court</td>
</tr>
<tr>
<td>BLOCK/LOT: 159-8</td>
</tr>
<tr>
<td>COUNTY: Monmouth</td>
</tr>
<tr>
<td>UTM REFERENCES: Zone/Easting/Northing</td>
</tr>
</tbody>
</table>

### DESCRIPTION

- **Construction Date:** 1920's
- **Source of Date:** Ref. 1; Stylistic
- **Architect:**
- **Style:** Spanish Colonial Revival
- **Builder:**
- **Form/Plan Type:** U-plan
- **Number of Stories:** 3
- **Foundation:** Concrete
- **Exterior Wall Fabric:** Stucco
- **Fenestration:** 2 blocks, 4 bays each
- **Roof/Chimneys:** Hip; multiple corner chimneys

**Additional Architectural Description:**

Period Revival apartment building in the Spanish Colonial mode. Stylistic features include stucco exterior with brick trim; Mission tile hipped roofs; courtyard plan with embellished round arch entry; low relief terra cotta ornamentation on spandrels, gablets and round arches above windows; and wrought-iron balconettes. Windows are 6/1 and 4/1 sash with tripartite windows in the upper central bays. The stucco and windows are in deteriorated condition and in need of rehabilitation.

**PHOTO**

Negative File No. 4-19, 20

**Map (Indicate North)**
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north on a rectangular corner lot

SURROUNDING ENVIRONMENT:  Urban [X]  Suburban [ ]  Scattered Buildings [ ]
Open Space [ ]  Woodland [ ]  Residential [X]  Agricultural [ ]  Village [ ]
Industrial [ ]  Downtown Commercial [ ]  Highway Commercial [ ]  Other [ ]

SIGNIFICANCE:

This apartment building is locally representative of multi-family housing construction in the 1920's and 1930's. Though now in poor condition, the building's rehabilitation would enhance the architectural character of the neighborhood.

ORIGINAL USE: Apartments  PRESENT USE: Apartments
PHYSICAL CONDITION: Excellent [ ]  Good [ ]  Fair [ ]  Poor [X]
REGISTER ELIGIBILITY: Yes [X]  Possible [ ]  No [X]  Part of District [ ]
THREATS TO SITE: Roads [ ]  Development [ ]  Zoning [ ]  Deterioration [X]
No Threat [ ]  Other [ ]
COMMENTS:
Burned-out section on third story

REFERENCES:

1. Sanborn Maps, Jersey Coast Series (1930).

RECORDED BY: Gail Hunton  DATE: November 1980
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**
**OFFICE OF HISTORIC PRESERVATION**
**INDIVIDUAL STRUCTURE SURVEY FORM**

| HISTORIC NAME: | 415 Second Avenue |
| HISTORIC NAME: | 415 Second Avenue |
| LOCATION: | Asbury Park |
| MUNICIPALITY: | Asbury Park |
| USGS QUAD: | Monmouth |
| OWNER/ADDRESS: | Zone/Easting/Northing |

| COMMON NAME: | 164-7 |
| BLOCK/LOT: | Ref. 1-3; Stylistic |
| COUNTY: | Builder: |
| UTM REFERENCES: | Form/Plan Type: Square with two-tier |
| | veranda on 3 sides; rear ells |

**DESCRIPTION**

Construction Date: 1880's  
Source of Date:  
Builder:  
Form/Plan Type: Square with two-tier  
veranda on 3 sides; rear ells

**Style:** Eastlake elements  
Number of Stories: 2½  
Foundation: Brick  
Exterior Wall Fabric: Clapboard  
Fenestration: 5 bays by 2 bays  
Roof/Chimneys: Hip with gabled dormers; interior chimneys

Additional Architectural Description:

The main feature of this well-conserved house is its two-tier Eastlake veranda with turned posts, fan brackets, spindle balusters and frieze, and pedimented pavilions ornamented with scrollwork and sunburst motifs. The main entry is a glass paneled double door flanked by narrow 1/1 sash windows in a central projecting bay, which is repeated on the story above. Windows are 2/2 and 1/1 sash with cornices; there are projecting bays on three sides. Slate tile roof.

**PHOTO**

Negative File No. 1-31, 32, 33; 3-27, 28  
Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a rectangular corner lot

SURROUNDING ENVIRONMENT:  Urban ☒  Suburban ☐  Scattered Buildings ☐
Open Space ☐  Woodland ☐  Residential ☒  Agricultural ☐  Village ☐
Industrial ☐  Downtown Commercial ☐  Highway Commercial ☐  Other ☐

SIGNIFICANCE:

This is the finest remaining example of Asbury Park's early residential architecture of the 1870's and 1880's. The tiered veranda with Italianate, Stick Style, or Eastlake (as on this house) trim is a predominant feature of Picturesque summer "cottages" along the Monmouth shore.

ORIGINAL USE:  Residence
PRESENT USE:  Residence/Office

PHYSICAL CONDITION:  Excellent ☐  Good ☒  Fair ☐  Poor ☐

REGISTER ELIGIBILITY:  Yes ☒  Possible ☐  No ☐  Part of District ☐

THREATS TO SITE:  Roads ☐  Development ☐  Zoning ☐  Deterioration ☐
No Threat ☒  Other ☐

REFERENCES:


RECORDED BY:  Gail Hunton
DATE:  November 1980
ORGANIZATION:  Monmouth County Parks System/Monmouth County Historical Association
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**OFFICE OF HISTORIC PRESERVATION**  
**INDIVIDUAL STRUCTURE SURVEY FORM**

<table>
<thead>
<tr>
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<th>COMMON NAME:</th>
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<tr>
<td>MUNICIPALITY:</td>
<td>COUNTY: Monmouth</td>
</tr>
<tr>
<td>USGS QUAD:</td>
<td>UTM REFERENCES: Zone/Easting/Northing</td>
</tr>
<tr>
<td>OWNER/ADDRESS:</td>
<td></td>
</tr>
</tbody>
</table>

**DESCRIPTION**

Construction Date: c. 1905-1910  
Source of Date: Ref. 1, 2; Stylistic

Architect:  
Builder:

Style: Late Queen Anne  
Form/Plan Type: Complex

Number of Stories: 2½  

Foundation: Brick

Exterior Wall Fabric: Aluminum siding

Fenestration: Central bay with flanking projecting bays

Roof/Chimneys: Hip with intersecting gables; interior end chimney

**Additional Architectural Description:**

Picturesque profile created by multiple gables and projecting bays, three story round turret and pronounced roof and porch cornices accentuated by modillions and dentils. The two-sided porch is supported by paired Ionic columns. A pediment highlights the main entry, which is a glass paneled double door framed by narrow pilasters and centered between double projecting bays. Slate tile roof. No major alterations to the exterior.

**PHOTO**  
Negative File No. 2-2

Map (Indicate North)
Faces south on rectangular city lot, clapboard-sided carriage house is behind the main house.

SIGNIFICANCE:

This is an excellent local example of the later phase of the Queen Anne Style, which was characterized by a more symmetrical facade arrangement and employed classical forms and detailing (such as on this house). Stylistically, these buildings can also be placed within the early "Free Classic" phase of the Colonial Revival. For comparison to other surveyed Queen Anne residences in Asbury Park, see 1303-13, 17, 39, 42, 44 and 45. Educational Hall, a 1500 seat octagonal pavilion which was moved from the grounds of the 1876 Philadelphia Centennial, formerly stood on this site and served as a public hall until the construction of the houses on this block.

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905, 1930).
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF HISTORIC PRESERVATION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: 506 Second Avenue
LOCATION: Asbury Park
MUNICIPALITY: Asbury Park
USGS QUAD: County
OWNER/ADDRESS: Monmouth
COMMON NAME: 156-15
BLOCK/LOT: UTM REFERENCES:
COUNTY: Zone/Easting/Northing

DESCRIPTION
Construction Date: Between 1890 & 1905
Source of Date: Ref. 1, 2
Architect:
Builder:
Style: Late Queen Anne
Form/Plan Type: Complex
Number of Stories: 2½
Foundation: Brick
Exterior Wall Fabric: Scalloped shingles and clapboard
Fenestration: Irregular
Roof/Chimneys: Intersecting gables; tent roof turret; two internal chimneys
Additional Architectural Description:
Picturesque profile created by multiple gables and projecting bays, polygonal turret and accentuated eaves. Varies window treatments and use of scalloped shingles are also typical Queen Anne features. Single and grouped 1/1 sash, some with diamond panes and tracery in upper sash. Palladian window in front gable. The main entry is located beneath the turret and is flanked by narrow diamond-paned sidelights. The porch and porte-cochere are supported by slender columns and a wide flared base of scalloped shingles with spindle balusters. Rear addition.

PHOTO Negative File No. 3-33, 34
Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north on a rectangular city lot. At the rear of the property is a 1½ story rectangular carriage house (partially visible in photograph), which is sided with wood shingles, clapboard and asbestos shingles and has Palladian windows in the gable ends.

SURROUNDING ENVIRONMENT:  Urban [x] Suburban [ ] Scattered Buildings [ ]
Open Space [ ] Woodland [ ] Residential [x] Agricultural [ ] Village [ ]
Industrial [ ] Downtown Commercial [ ] Highway Commercial [ ] Other [ ]

SIGNIFICANCE:

The historic character of the area bound by Main Street, Sunset Lake, Bergh Street and Monroe Avenue consists primarily of single-family and two-family residences from the 1880's to the 1920's. Although they vary in stylistic expression, physical condition and degree of alteration, these houses are generally compatible in scale, form and materials and comprise a significant component of the city's historic housing stock. This house illustrates a variation of the Queen Anne Style found in this specific neighborhood and in Asbury Park as a whole. For comparison to other surveyed Queen Anne residences, see 1503-13, 17, 38, 42, 44 and 45.

ORIGINAL USE:  Residence  PRESENT USE:  Residence
PHYSICAL CONDITION:  Excellent [ ] Good [ ] Fair [x] Poor [ ]
REGISTER ELIGIBILITY:  Yes [ ] Possible [ ] No [x] Part of District [ ]
THREATS TO SITE:  Roads [ ] Development [ ] Zoning [ ] Deterioration [x]
No Threat [ ] Other [ ]

COMMENTS:

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905).

RECORDED BY:  Gail Hunton  DATE:  November 1980
ORGANIZATION:  Monmouth County Parks System/Monmouth County Historical Association
HISTORIC NAME: Cornelius House  
LOCATION: 509 Second Avenue  
MUNICIPALITY: Asbury Park  
USGS QUAD: Asbury Park  
OWNER/ADDRESS:  

COMMON NAME: Buckley Funeral Home  
BLOCK/LOT: 165-3  
COUNTY: Monmouth  
UTM REFERENCES: Zone/Easting/Northing  

DESCRIPTION  
Construction Date: 1905-1910  
Source of Date: Ref. 1; Stylistic  
Builder:  
Style: Georgian Revival  
Form/Plan Type: Rectangle with giant portico and two end porches  
Number of Stories: 2½  
Foundation: Brick  
Exterior Wall Fabric: Clapboard  
Fenestration: 3 symmetrical bays, tripartite windows  
Roof/Chimneys: Truncated hip; 2 interior end chimneys  

Additional Architectural Description:  
Revival of Georgian Style features includes symmetrical arrangement of facade on a rectangular plan; hipped roof with pedimented gable dormers and round-headed "Gothic" windows; and giant portico with fluted Corinthian columns. Classical vocabulary is also apparent on the modillioned cornice, dentiled frieze, fluted Corinthian pilasters, and broken pediment above the main entry. The glass paneled door is framed by wide sidelights and transom lights with beautiful art glass, which is repeated in the transoms of first story windows. The grouped 1/1 large sash windows, terrace balustrade with urns and end porches are also characteristic of Georgian Revival houses. Well-conserved; may have had balustraded roof deck originally.
FACES SOUTH ON A RECTANGULAR DOUBLE CITY LOT

SURROUNDING ENVIRONMENT:

- Urban [x]
- Suburban [ ]
- Scattered Buildings [ ]
- Open Space [ ]
- Woodland [ ]
- Residential [x]
- Agricultural [ ]
- Village [ ]
- Industrial [ ]
- Downtown Commercial [ ]
- Highway Commercial [ ]
- Other [ ]

SIGNIFICANCE:

This is the best example in Asbury Park of the Colonial Revival Style and is notable for its Georgian period references and its art glass. The house was built as a summer home for the Cornelius family and was the first one constructed on the block. Educational Hall, a 1500 seat octagonal pavilion moved to Asbury Park from the grounds of the 1876 Philadelphia Centennial, formerly stood on the east end of the block bound by Second, Grant and Third Avenues.

ORIGINAL USE: Residence

PRESENT USE: Funeral Home

PHYSICAL CONDITION:

- Excellent [x]
- Good [ ]
- Fair [ ]
- Poor [ ]

REGISTER ELIGIBILITY:

- Yes [ ]
- Possible [x]
- No [ ]
- Part of District [ ]

THREATS TO SITE:

- Roads [ ]
- Development [ ]
- Zoning [ ]
- Deterioration [ ]
- No Threat [x]
- Other [ ]

REFERENCES:


RECORDED BY: Gail Hunton

DATE: November 1980

ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
View NE
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**
**OFFICE OF HISTORIC PRESERVATION**
**INDIVIDUAL STRUCTURE SURVEY FORM**

<table>
<thead>
<tr>
<th>HISTORIC NAME:</th>
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<tbody>
<tr>
<td>LOCATION:</td>
<td>511 Second Avenue</td>
</tr>
<tr>
<td>MUNICIPALITY:</td>
<td>Asbury Park</td>
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<td>USGS QUAD:</td>
<td>Asbury Park</td>
</tr>
<tr>
<td>OWNER/ADDRESS:</td>
<td></td>
</tr>
</tbody>
</table>

| COMMON NAME: |  |
| BLOCK/LOT:   | 165-4 |
| COUNTY:      | Monmouth |
| UTM REFERENCES: | Zone/Easting/Northing |

**DESCRIPTION**

<table>
<thead>
<tr>
<th>Construction Date:</th>
<th>1905-1915</th>
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<tr>
<td>Source of Date:</td>
<td>Ref. 1; Stylistic</td>
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<tr>
<td>Architect:</td>
<td></td>
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<tr>
<td>Style:</td>
<td>Colonial Revival</td>
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<tr>
<td>Builder:</td>
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<tr>
<td>Number of Stories:</td>
<td>2½</td>
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<tr>
<td>Form/Plan Type:</td>
<td>Square with two-sided porch</td>
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<tr>
<td>Foundation:</td>
<td>Brick</td>
</tr>
<tr>
<td>Exterior Wall Fabric:</td>
<td>Clapboard and shingles</td>
</tr>
<tr>
<td>Fenestration:</td>
<td>2 bays, slightly asymmetrical</td>
</tr>
<tr>
<td>Roof/Chimneys:</td>
<td>Hip with large gabled dormers; chimney removed</td>
</tr>
</tbody>
</table>

**Additional Architectural Description:**

Cubical house form with Colonial Revival features: pedimented gable dormers, with Palladian window in front gable; paneled frieze with dentils; 1/1 sash windows, including grouped windows and projecting bays; two-sided porch with Doric columns (the round corner with conical roof is a holdover from the late 19th century) and a pilastered entry with glass paneled door and wide diamond pane sidelights. No major alterations to the exterior.

**PHOTO**

Negative File No. 2-6

**Map (Indicate North)**
Faces south on a city lot

SURROUNDING ENVIRONMENT: Urban ☑ Suburban ☐ Scattered Buildings ☐ Open Space ☐ Woodland ☐ Residential ☑ Agricultural ☐ Village ☐ Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

The historic character of the area bound by Main Street, Sunset Lake, Bergh Street and Munroe Avenue consists primarily of single-family and two-family residences from the 1880's to the 1920's. Although they vary in stylistic expression, physical condition and degree of alteration, these houses are generally compatible in scale, form and materials and comprise a significant component of the city's historic housing stock. This well-conserved house illustrates a variation of the Colonial Revival Style found in this specific area and in Asbury Park as a whole. For other surveyed examples of Colonial Revival houses in Asbury Park, see 1303-10, 11, 20, 40 and 46.

ORIGINAL USE: Residence PRESENT USE: Residence
PHYSICAL CONDITION: Excellent ☐ Good ☑ Fair ☐ Poor ☐
REGISTER ELIGIBILITY: Yes ☑ Possible ☐ No ☑ Part of District ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☑ Other ☐

COMMENTS:

REFERENCES:


RECORDED BY: Gail Hunton
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
DATE: November 1980
The Picturesque form of this house is comprised of a 2-story rectangular block appended and elaborated with dormers, projecting bays and pavilions ells on the east and south sides and a two-sided gabled porch. Other characteristic Carpenter Queen Anne features include the use of patterned shingles with clapboard; irregular fenestration with a variety of window sizes and shapes (12/1 and 6/1 sash, single and grouped windows, diamond-paneled oriel); and millwork trim such as the scroll brackets on the eaves, turned porch posts, lattice-like balustrade and sunburst motifs. Slate tile roof. Rear wing is a later addition.
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north and west on a rectangular corner city lot.

SURROUNDING ENVIRONMENT:  Urban ☒ Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☐ Village ☐
Industrial ☐ Downtown Commerical ☐ Highway Commercial ☐ Other ☐

SIGNIFICANCE:

The historic character of the area bound by Main Street, Sunset Lake, Bergh Street and Munroe Avenue consists primarily of single-family and two-family residences from the 1880's to the 1920's. Although they vary in stylistic expression, physical condition and degree of alteration, these houses are generally compatible in scale, form and materials and comprise a significant component of the city's historic housing stock. This site is a well-conserved example of the Queen Anne Style found in this specific neighborhood and in Asbury Park as a whole. For comparison to other surveyed Queen Anne residences in Asbury Park, see 1503-13, 17, 38, 39, 44 and 45.

ORIGINAL USE: Residence
PRESENT USE: Funeral Home

PHYSICAL CONDITION: Excellent ☐ Good ☒ Fair ☐ Poor ☐

REGISTER ELIGIBILITY: Yes ☒ Possible ☐ No ☒ Part of District ☐

THREATS TO SITE: Roads ☐ Development ☒ Zoning ☐ Deterioration ☐
No Threat ☒ Other ☐

COMMENTS:

REFERENCES:


RECORDED BY: Gail Hunton
ORGANIZATION: Monmouth County Parks System/ Monmouth County Historical Association
DATE: November 1980
HISTORIC NAME: Hotel Drake
LOCATION: 321 Sixth Avenue
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS:

COMMON NAME: Hotel Drake
BLOCK/LOT: 205-9
COUNTY: Monmouth
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION
Construction Date: c. 1905-1910 (see over)
Source of Date: Ref. 1, 2; Stylistic
Architect:
Builder:
Style: Vernacular
Form/Plan Type: Rectangle with porch on three sides
Number of Stories: 4
Foundation: Brick
Exterior Wall Fabric: Clapboard and asbestos shingles
Fenestration: 3 bays by 5 bays
Roof/Chimneys: Flat
Additional Architectural Description:

Simple frame hotel with 2/2 sash windows (some are paired) with cornices; glass paneled double door with transom light and a Colonial Revival porch with Doric columns on three sides (enclosed with 1/1 sash windows on west end). Asbestos shingles have been added to the upper three stories.

PHOTO Negative File No. 1-14, 15

Map (Indicate North)
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a corner city lot

SURROUNDING ENVIRONMENT: Urban X Suburban □ Scattered Buildings □
Open Space □ Woodland □ Residential X Agricultural □ Village □
Industrial □ Downtown Commercial □ Highway Commercial □ Other □

SIGNIFICANCE:

The Hotel Drake is one of a small remaining number of turn-of-the-century hotels which once flourished in Asbury Park and dominated its beachfront. Most of these buildings were three to five stories high, sided with clapboard and/or wood shingles, featured tiered verandas and ornamented with Italianate, Stick Style or Queen Anne millwork trim. The origins of this hotel are unclear; stylistically it appears to date from the late 19th century, but maps show a two story building of different shape on this site until at least 1905. In 1930 the establishment was known as the "Hotel English".

ORIGINAL USE: Hotel
PHYSICAL CONDITION: Excellent □ Good □ Fair X Poor □
REGISTER ELIGIBILITY: Yes □ Possible □ No X Part of District □
THREATS TO SITE: Roads □ Development □ Zoning □ Deterioration X
No Threat □ Other □

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905, 1930).

RECORDED BY: Gail Hunton
DATE: November 1980
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
Simple three bay rectangular house form with Carpenter Queen Anne detailing: scalloped shingles on the second story of the main facade and on the gable ends; two story projecting bay on the east side and full porch with turned posts, spindles along frieze, and pediment over the side hall entry. The door has a simple enframement and is paneled with a large single light. Windows are 1/1 sash. Shed roof rear wing is a later addition. No other major alterations to the exterior.
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a rectangular city lot

SURROUNDING ENVIRONMENT:  

- Urban [X]  
- Suburban [ ]  
- Scattered Buildings [ ]  
- Open Space [ ]  
- Woodland [ ]  
- Residential [X]  
- Agricultural [ ]  
- Village [ ]  
- Industrial [ ]  
- Downtown Commercial [ ]  
- Highway Commercial [X]  
- Other [ ]

SIGNIFICANCE:

This is a good, unadulterated local example of a Carpenter Queen Anne residence. The two story, three bay rectangular plan is a consistently popular house form in Monmouth County throughout the 19th and early 20th centuries and can be found with a variety of stylistic expression and ornamentation. This house and its neighbor (1303-45) provide models for the proper conservation and maintenance of the city's housing stock.

ORIGINAL USE:  Residence  

PRESENT USE:  Residence

PHYSICAL CONDITION:  

- Excellent [ ]  
- Good [X]  
- Fair [ ]  
- Poor [ ]

REGISTER ELIGIBILITY:  

- Yes [ ]  
- Possible [ ]  
- No [X]  
- Part of District [ ]

THREATS TO SITE:  

- Roads [ ]  
- Development [ ]  
- Zoning [ ]  
- Deterioration [ ]

No Threat [X]  

OTHER [ ]

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905).

RECORDED BY:  Gail Hunton  

DATE:  November 1980

ORGANIZATION:  Monmouth County Parks System/Monmouth County Historical Association
NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
HISTORIC PRESERVATION SECTION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: 707 Sixth Avenue
LOCATION: 707 Sixth Avenue
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS:

COMMON NAME: 201-4
BLOCK/LOT
COUNTY: Monmouth
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION
Construction Date: Between 1890 & 1905
Source of Date: Ref. 1, 2
Architect:
Builder:

Style: Queen Anne
Form/Plan Type: Complex

Number of Stories: 2½
Foundation: Brick

Exterior Wall Fabric: Clapboard and wood shingles

Fenestration: Irregular

Roof/Chimneys: High hip with intersecting gables and octagonal turret; internal chimney

Additional Architectural Description:

Queen Anne characteristics include complex plan/profile created by multiple gables and projecting bays, 3 story octagonal turret, the use of contrasting patterned shingles (staggered butt shingles on upper stories) with clapboard, and irregular fenestration. Windows are various sizes of double-hung sash (1/1, 2/2, 4/4, 20/2), single and grouped. A diamond-paned rectangular fixed light is adjacent to the entry, which is a glass paneled door in a simple enframement. The porch surrounds three sides of the house, has stout square posts with capitals, and has been enclosed with large 2/2 sash windows on the southeast end. Slate tile roof. Well-conserved.
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a rectangular city lot

SURROUNDING ENVIRONMENT:  Urban ☑  Suburban ☐  Scattered Buildings ☐
Open Space ☐  Woodland ☐  Residential ☑  Agricultural ☐  Village ☐
Industrial ☐  Downtown Commercial ☐  Highway Commercial ☑  Other ☐

SIGNIFICANCE:

This is an excellent local example of a Carpenter Queen Anne dwelling. This house and its neighbor (1303-44) provide models for the proper conservation and maintenance of the city's historic housing stock. For comparison to other surveyed Queen Anne residences in Asbury Park, see 1303-13, 17, 38, 39, 42 and 44.

ORIGINAL USE: Residence
PHYSICAL CONDITION: Excellent ☑  Good ☑
REGISTER ELIGIBILITY: Yes ☑  Possible ☐
THREATS TO SITE: Roads ☐  Development ☐
No Threat ☑  Other ☐

PRESENT USE: Residence
Fair ☐  Poor ☐
No ☑  Part of District ☐
Zoning ☐  Deterioration ☐

COMMENTS:

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905).

RECORDED BY:  Gail Hunton
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
DATE: November 1980
STREETScape Survey Form

Street Name: Sunset Avenue
Municipality: Asbury Park
CROSS STREETS: Main Street to Park Avenue
COUNTY: Monmouth

DESCRIPTION/SIGNIFICANCE:

Sunset Avenue between Main Street and Park Avenue is a residential street of single-family homes constructed in the first three decades of the twentieth century. Colonial Revival and Spanish Revival styles predominate, as do white exteriors of clapboard, wood shingles, and stucco. The houses are generally 2½ stories high, with gable, gambrel, or hipped rooflines. They are closely spaced, with relatively short setbacks, on rectangular city lots of varying sizes. The tree-lined avenue curves along the northern shore of Sunset Lake, a natural lake retained by James A. Bradley in his c. 1871 city plan for Asbury Park. The lake, surrounding park, Sunset Avenue, and Fifth Avenue form a significant visual axis between the oceanfront (and Asbury Park Convention Hall, 1303-33) and the railroad tracks (North Asbury Park RR Station, 1303-32).

Sunset Avenue is an intact early 20th century streetscape in Asbury Park; its architectural character is representative of the area north of Sunset Lake between Main Street and Park Avenue.

APPROXIMATE NUMBER OF BUILDINGS: 20

PHYSICAL CONDITION OF BUILDINGS: Excellent 20% Good 80% Fair ___% Poor ___%

REGISTER ELIGIBILITY: Yes ___ Possible ___ No X Part of Larger District ______

THREATS TO STREET: Roads ___ Development ___ Zoning ___ Deterioration ___ No Threat ___ Other X

COMMENTS:

Although there is no imminent threat to Sunset Avenue, the progressive deterioration of Asbury Park's housing stock could endanger this area within a few years. On the streets south of Sunset Lake, subdividing of homes and landlordism have led to declining housing quality and deterioration of historic building resources.

MAP: attached

NEG. FILE NO.: 1-22 through 25

REFERENCES:

2. Wolverton atlas, 1889.
3. Sanborn maps, Jersey Coast series, 1890, 1905, 1930.
View Northeast from footbridge over Sunset Lake (at Emory Street)

View Northeast from corner of Sunset Avenue and Emory Street
View Northwest from corner of Sunset Avenue and Emory Street

View Northwest from corner of Sunset Avenue and Grand Avenue
State Office of Historic Preservation

Sue Greenle
Trenton, N J
March 1, 1985

I have been in contact with Virginia Ryder
(in Freehold) and Gail Hunton (in Lincroft)
to find out about the procedure for nomination
to the National Register of Historic Sites.

Could you please send me the forms necessary
and instructions to be considered for such status?

My home in Asbury Park was built in 1893
and according to the Historic Sites Inventory
Number (B303-45) is "an excellent local
element of a Carpenter Queen Anne dwelling"
and "provides a model for the proper
conservation and maintenance of the city's historic
housing stock." It is in very good physical
condition inside and out, including the slate roof.

I would further be interested in a move
or to make the entire Northeast area (from Suntide
to Deale Lake Drive) a historic district. The
home stock in Asbury is unfortunately being
allowed to deteriorate beyond repair in other
areas. There are few shore resort towns which can boast dwellings which have the quality and style which Asbury Park has.

Thank you!

Alan Brand
Mr. Alan Rand  
707 Sixth Avenue 
Asbury Park, NJ 07712

Dear Mr. Rand:

The property at 707 Sixth Avenue is not in the New Jersey and National Registers of Historic Places.

Monmouth County is currently conducting a comprehensive survey of the counties cultural resources. You should contact either Gail Hunten or Jim McCabe, Monmouth County Parks System, Newman Springs Road, Lincroft, NJ 07738 (201) 842-4000, Ext. 70 for information concerning your house and its historical and architectural relationship to Asbury Park and all of Monmouth County. It will be essential to contact them for their opinion as to whether 707 6th. Avenue is potentially register eligible, either as an individual property or as part of a historic district.

Sincerely,

Terry Karschner  
Historic Preservation Specialist

This is a copy of my first inquiry by myself to your office.
HISTORIC SITES INVENTORY NO. 1303-45

HISTORIC NAME: 707 Sixth Avenue
LOCATION: 707 Sixth Avenue
MUNICIPALITY: Asbury Park
USGS QUAD: Asbury Park
OWNER/ADDRESS: Asbury Park

COMMON NAME: 
BLOCK/LOT: 201-4
COUNTY: Monmouth
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION
Construction Date: Between 1890 & 1905
Source of Date: Ref. 1, 2
Architect: Queen Anne
Builder:
Style: Queen Anne
Form/Plan Type: Complex
Number of Stories: 2½
Foundation: Brick
Exterior Wall Fabric: Clapboard and wood shingles
Fenestration: Irregular
Roof/Chimneys: High hip with intersecting gables and octagonal turret; internal chimney

Additional Architectural Description:

Queen Anne characteristics include complex plan/profile created by multiple gables and projecting bays, 3-story octagonal turret, the use of contrasting patterned shingles (staggered butt shingles on upper stories) with clapboard, and irregular fenestration. Windows are various sizes of double-hung sash (1/1, 2/2, 4/4, 20/2), single and grouped. A diamond-paned rectangular fixed light is adjacent to the entry, which is a glass paneled door in a simple enframement. The porch surrounds three sides of the house, has stout square posts with capitals, and has been enclosed with large 2/2 sash windows on the southeast end. Slate tile roof. Well-conserved.
SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a rectangular city lot

SURROUNDING ENVIRONMENT: Urban [x] Suburban [ ] Scattered Buildings [ ]
Open Space [ ] Woodland [ ] Residential [x] Agricultural [ ] Village [ ]
Industrial [ ] Downtown Commercial [ ] Highway Commercial [x] Other [ ]

SIGNIFICANCE:

This is an excellent local example of a Carpenter Queen Anne dwelling. This house and its neighbor (1303-44) provide models for the proper conservation and maintenance of the city's historic housing stock. For comparison to other surveyed Queen Anne residences in Asbury Park, see 1303-13, 17, 38, 39, 42 and 44.

ORIGINAL USE: Residence
PRESENT USE: Residence

PHYSICAL CONDITION: Excellent [ ] Good [x] Fair [ ] Poor [ ]
REGISTER ELIGIBILITY: Yes [ ] Possible [ ] No [x] Part of District [ ]
THREATS TO SITE: Roads [ ] Development [ ] Zoning [ ] Other [ ]
No Threat [x] Other [ ]

COMMENTS:

GAIL SAID ALOT HAS TO DO WITH SEEING THE INSIDE OF HOME WHICH SHE DID NOT YET WELCOME ANY INTEREST IN SEEING THE INSIDE OF MY HOME.

REFERENCES:

2. Sanborn Maps, Jersey Coast Series (1890, 1905).

RECORDED BY: Gail Hunton
ORGANIZATION: Monmouth County Parks System/Monmouth County Historical Association
DATE: November 1980
April 25, 1985

Mr. Alan Rand
3108 Sunset Avenue
Ocean, New Jersey  07712

Dear Mr. Rand:

Thank you for your letter of March 7th concerning listing of 707 Sixth Avenue, Asbury Park on the State and National Registers.

The survey form completed by Gail Hunton as part of the historic sites inventory of Monmouth County does not provide information that gives any sense of Register eligibility for your property.

However, if you would be willing to provide photographs and some historical information on the property, we would be willing to reevaluate. Photographs should include both interior and exterior shots that show the building from a variety of angles, the setting of the property, and any significant architectural features. A copy of the National Register criteria and the booklet "How To Research the History of a House" are enclosed to assist you with the historical research.

Should you have any questions, please don't hesitate to contact this office or Ms. Hunton.

Sincerely,

Susan Pringle
National Register Assistant

SP:tt
Enclosures
November 20, 1985

Karl Safran
605 Sunset Avenue
Asbury Park, NJ 07712

Dear Mr. Safran:

Based on the information you provided and data in the Monmouth County Historic Sites Inventory, 605 Sunset Avenue appears to be a notable building amid a late 19th-early 20th century residential neighborhood of substantial ocean resort buildings and encourage agencies to act accordingly. This district appears to be eligible for the New Jersey and National Registers of Historic Places.

The Office of New Jersey Heritage, however, feels that the building is not individually eligible for the Registers. I suggest you contact Gail Hunten, Monmouth County Parks System, Newman Springs Road, Lincroft, NJ 07738, (201) 842-4000, for procedures and further information about historic districts.

The documentation you provided has been placed in the New Jersey Historic Sites Inventory. The Inventory is a permanent repository of cultural resource information.

Thank you for your interest in historic preservation. If you have any questions, please call me at (609) 292-2028.

Sincerely,

Terry Karschner
Senior Historic Preservation Specialist

TK:lr
1303-7. 704, 710, 716, 718 Cookman Avenue.
Four store buildings, constructed between 1905 and 1930.
Row of small stores of similar scale; 2 and 3 stories; brick
construction (#710 has precast concrete facade); ornamental
cornices and projecting bays; plate glass first floor storefronts.

1303-25. 163-167 Main Street (Mac's Army-Navy).
Two store buildings, 1880's. 3 story rectangular plans; red brick
construction; 3 bay facades with corbeled tables, pilasters, and
1/1 sash windows (some with art glass transoms); poor first floor
storefront alterations. Representative of 19th century brick com-
mercial buildings which formerly lined Main Street.
1303-7.  704, 710, 716, 718 Cookman Avenue.  
Four store buildings, constructed between 1905 and 1930. 
Row of small stores of similar scale; 2 and 3 stories; brick 
construction (#710 has precast concrete facade); ornamental 
cornices and projecting bays; plate glass first floor storefronts.

1303-25.  163-167 Main Street (Mac's Army-Navy).  
Two store buildings, 1880's.  3 story rectangular plans; red brick 
construction; 3 bay facades with corbeled tables, pilasters, and 
1/1 sash windows (some with art glass transoms); poor first floor 
storefront alterations.  Representative of 19th century brick com-
mercial buildings which formerly lined Main Street.
1303-31. 401 Munroe Street.
Block 132, Lot 1.
Neg File No. 2-28, 29.
Elks Club Building, 1923.
4 story rectangular office/store block, 6 bays by 7 bays, with Classical Revival design elements. Brick construction; prominent modillion cornice and roof balustrade; round-headed windows with fanlights (most sash not original; 2nd story casements are original); wooden projecting bays on the east facade.
Office of New Jersey Heritage  
CN 402  
Trenton, New Jersey 08625

Gentlemen:

Enclosed please find an application to have our home nominated for the National Historic Register. Some areas of research are still in progress, so we will be providing additional details in the near future. Thank you for your consideration.

Very truly yours,

Karl Safran

Karl Safran

RECEIVED
NOV 2 1985
OFFICE OF NEW JERSEY HERITAGE
United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Inventory—Nomination Form  

See instructions in How to Complete National Register Forms  
Type all entries—complete applicable sections

1. Name

historic None

and/or common 605 Sunset Avenue

2. Location

street & number 605 Sunset Avenue

city, town Asbury Park

state New Jersey code 07712 county Monmouth

3. Classification

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4. Owner of Property

name Karl Safran and Constance M. Safran

street & number 605 Sunset Avenue Lot 2 Block 197

city, town Asbury Park, vicinity of state N.J. 07712

5. Location of Legal Description

courthouse, registry of deeds, etc. Monmouth County Hall of Records, Book 4120 P.596

street & number Main Street

city, town Freehold state N.J.

6. Representation in Existing Surveys

title Monmouth County Historic Sites Inventory (Under consideration)  
has this property been determined eligible? __ yes __ no

date 1980 - 1984, Survey No. 1393-46 X federal state county local

depository for survey records Office of New Jersey Heritage

city, town CN 402, Trenton state N.J.
United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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On the Monmouth County Historic Sites Inventory (1303-46), the Sunset Avenue area has been identified as a significant residential area from the early twentieth century under the guidelines of the Department of the Interior. It is being considered for nomination as a historic district.
7. Description

Condition

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Describe the present and original (if known) physical appearance

A three story wood frame clapboard (now covered with vinyl siding) has two dormer Palladian windows on the front roof. The roof is hipped with eaves detailed as classical cornices, dendals, etc. Porches are in the Victorian mode with sweeping vistas of the street, Sunset Lake and the ocean. More detail to be submitted later. See present photos attached.
The development of seashore towns in the early 1890-1910 period resulted in many similar styles of home architecture. This one area of Asbury Park produced many Georgian Revival homes. Within two blocks of this structure are several other similar, yet different two-story wood frame, Neo-Colonial private buildings, each with Palladian windows in various location, mostly on the second floor, and gable ends. The roofs are hipped with eaves detailed as classical cornices. Porches are grand and majestice in the Victorian style, usually with a view of the lake or ocean. It is suspected that these homes are of the Sears Roebuck catalog variety, however, present research has not yet confirmed this. See photo of front and side view. These houses are now being considered as a district nomination.
9. Major Bibliographical References

American Architecture since 1780, A Guide to the Style by Marcus Whiffen, 1969

10. Geographical Data

Acreage of nominated property 50' x 150'
Quadrangle name Asbury Park

UMT References

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Quadrangle scale

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

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11. Form Prepared By

name/title Karl Safran and Constance M. Safran
organization

street & number 605 Sunset Avenue telephone (201) 775-1238
city or town Asbury Park state N.J. 07712

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

__ national ___ state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title date

For NPS use only
I hereby certify that this property is included in the National Register date

Keeper of the National Register

Attest: date

Chief of Registration
June 25, 1984

Mr. Wayne McCabe
Historic Preservation Alternatives
15 Sussex Street
Newton, New Jersey 07860

Wayne:

Enclosed is a copy of the June 7, 1984 State Review Board minutes in which the Savoy Theater nomination was tabled until the building is restored.

Sincerely,

Terry Karschner
Historic Preservation Specialist

TK:ijd

c: file
MINUTES

NEW JERSEY STATE REVIEW BOARD FOR HISTORIC SITES

A meeting of the State Review Board for Historic Sites was held on Thursday, June 7, 1984 at the Cornelius Low House, River Road, Piscataway, New Jersey. The meeting was called to order at 10:25 a.m. and adjourned at 3:30 p.m.

MEMBERS PRESENT

Peter Wacker, Chairman
Howard Green
Robert Gutier
Richard Hunter
Albin Rothe
Robert Zion

MEMBERS ABSENT

David Abramson
Constance Greiff
Phil Holt
Donald Sinclair
John Sinton
Lorraine Williams

Office Of New Jersey Heritage

Robert Perry, Acting Administrator
Terry Karschner
Sue Pringle

Visitors in Attendance

Pat Garbe, Presenter of Alpine Historic District
Wayne McCabe, Presenter of Savoy Theater
Rick Porter, Co-Presenter of Withington Estate
Charles Wyatt, Presenter of Van Vorst Park Historic District Addendum
Clifford Zinc, Co-Presenter of Withington Estate

Opening Announcements

Peter Wacker explained that although the Board had voted at their last meeting to send a resolution to Commissioner Hughey and Assistant Commissioner Fenske urging the State to find a way to close out A&D grants as required by the National Park Service before imposition of a financial penalty, the resolution had, in fact, not been sent. Dr. Wacker was of the opinion that a resolution had been drafted at the meeting. As the minutes did not reflect this, Dr. Wacker did not personally wish to undertake drafting of a resolution until the matter could be checked into. Also, subsequent conversations with new ONJH Acting Administrator Robert Perry indicated that he had been authorized and given the money to fill two new positions in the office. The backlog problem at ONJH, therefore, did not now constitute a crisis situation, and a letter from the Board was probably not needed.

Al Rothe suggested that, based on his past association with ONJH, this solution to the immediate staffing problem may well be only temporary. ONJH has been chronically understaffed, and given the fact that the State does
Motion to table pending availability of slides was made/seconded (PW/AR). Nomination of ±32 acres and local significance was TABLED.

Comments:

In response to a question from Terry Karschner, Board members agreed that there were no major problems with the nomination at this time.

SAVOY THEATER, Asbury Park (1:20 - 1:50 p.m.)

Motion to table and represent when restoration of the building is completed was made/seconded (AR/RH). Nomination of .29 acres and local significance was TABLED.

Comments:

In answer to Robert Zion's question, Wayne McCabe explained that the building was being restored for a return to theater production.

Robert Guter felt that architectural significance was tenuous at best, and that the buildings significance might better be evaluated in terms of its engineering aspects.

Al Rothe agreed that although there were definite historic associations, the structure did not appear to be eligible in its present form. He suggested the Board either reject or table and request representation once restoration is completed.

Wayne McCabe stated that he had exhausted all sources and still had not located an historic photograph of the theater.

Howard Green urged that the historical significance be reworked to more adequately reflect the theaters importance as a regional playhouse, its association with James Cagney, and its transition to a movie theater among other things.

MORRIS COUNTY

REVEREND JOHN HANCOCK HOUSE, CIDER MILL, & CEMETERY, Florham Park (1:50 - 2:10 p.m.)

(Nomination was prepared and presented by Board member Robert Guter who abstained from voting.)

Motion to approve was made/seconded (RH/RZ). Nomination of approximately 1.5 acres and local significance was PASSED. Robert Guter abstained.
Comments:

In answer to a question from Richard Hunter, Robert Gutier explained that the Hancock's had not grown their apples so no major orchards had ever existed on the property.

Richard Hunter suggested that the nomination reflect the potential for archaeology in relation to both the house and the mill.

Closing Announcements

1. During the afternoon session, Robert Perry gave a status report on ONJH following the resignation of William Forwood.

2. There was also continuation of the discussion concerning current ONJH plans to finish acquisition and development completion reports. Mr. Perry reported that the National Park Service is standing firm on the August 1, 1984 deadline but has scaled down the requirements for completion and somewhat simplified the paperwork. Twelve projects were found to be already completed but not in proper form for submission. The rest of the completion reports will be handled in-house --- even the hiring of a consultant would not get everything in on time now. In Mr. Perry's estimation, the situation does not appear to be as critical now as previously.

3. The next SRB meeting will be held in September.

Respectfully submitted,

Sue Pringle

Motion to Approve:     David Abramson
Seconded:              Robert Zion
Approved:              September 20, 1984

Peter Wacker, Chairman
United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic  SAVOY THEATRE/KINMONTH BUILDING

and/or common  SAVOY THEATRE

2. Location

street & number  710 MATTISON AVENUE

city, town  ASBURY PARK

state  NEW JERSEY code

county  MONMOUTH code

3. Classification

Category  Ownership  Status  Present Use

XXX  building(s)  XXX  occupied  XXX  agriculture  museum
---  public  unoccupied  XXX  commercial  park
---  private  work in progress  educational  private residence
---  both  XXX  entertainment  religious

---  Public Acquisition  XXX  government  scientific

---  Accessible  XXX  industrial  transportation

---  in process  XXX  military  other:

---  being considered  XXX

4. Owner of Property

name  JERALD WAGENHEIM

street & number  11 LANCASTER DRIVE

city, town  OCEAN

state  NEW JERSEY

5. Location of Legal Description

courthouse, registry of deeds, etc.  MONMOUTH COUNTY HALL OF RECORDS

street & number

city, town  FREEHOLD

state  NEW JERSEY

6. Representation in Existing Surveys

title  MONMOUTH COUNTY HISTORIC SITES INVENTORY

has this property been determined eligible?  yes  no

date  1983  federal  state  XXX  county  local

depository for survey records  STATE OFFICE OF NEW JERSEY HERITAGE

city, town  TRENTON

state  NEW JERSEY
### 7. Description

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Describe the present and original (if known) physical appearance

**EXTERIOR**

The Savoy Theatre/Kinmonth Building is an imposing five-story structure, constructed of concrete on a steel frame. Erected in 1910-1911, the building has ten (10) bays across the front, with a smooth concrete surface. Terra cotta ornamentation runs the full front length of the building between the fourth and fifth floors, and at points along the cornice. The side and rear walls of the building are faced with a pre-cast 'rusticated' concrete block. Slightly raised, flat pilasters run from the break between the first and second floors to the top of the building, between each of the bays.

The original windows throughout the building were single-pane double-hung, with a four light panel surmounting each window. These were almost all replaced in 1939 with casement windows, which had a two light panel above the window and a single pane panel below. These casement windows were, in turn, replaced in 1981 with the fixed panel windows presently in the building. These new windows have a panel above each window in the same proportion as the original windows did. It should also be noted that the fourth and seventh bays have recessed arched window lintels, while all other window lintels are straight.

The first floor commercial facades were altered at the same time the windows were changed in 1981. The present storefronts have been kept within the original openings in the first floor design used for the commercial enterprises. The entrances for the theatre section of the building are completely separate from the entrance for the office portion of the building. An old metal marquee, two bays wide, is still over the four double glass entrance doors at the theatre section.
## 8. Significance

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### Specific dates 1910-1911

**Statement of Significance (in one paragraph)**

**SIGNIFICANCE – THEATRE**

The Savoy Theatre/Kimmonth Building, built in 1910-1911 by Walter Reade (nee Rosenberg), is a combination theatre / office structure and was erected on land leased from Dr. Hugh S. Kimmonth, a local physician and businessman. The building played an important and pivotal role in the development of cultural events to not only Asbury Park, but the region as a whole. This can be attributed to the fact that the Savoy was the first theatre for stage productions of any appreciable size (seating between 1,000 and 1,100).

The local press, in 1911, heralded all of the fine features and appointments of the building, and noted that Reade anticipated many pre-Broadway productions to be staged there. Between the years of 1911 and 1932, the theatre was the home for plays, vaudeville shows, and operas. Following that period, for twenty years, the theatre was one of the largest movie houses in the area. During the summer of 1953, stage productions were once again held in the Savoy Theatre, with only a few additional stage shows taking place during the following twenty-four years. Between the summer of 1953 and 1977 the facility was basically used as a movie house until the theatre portion of the building was closed down.

During the first twenty-one years, Reade arranged for many very famous productions to come to his Asbury Park facility prior to playing on Broadway in New York City. With these productions came many well known producers and actors, that included, Irving Berlin and George M. Cohan as producers; and, actors such as Eddie Foy, Harry Fox, John Barrymore, Henry Hull, Ralph Morgan, Lily Cahill, Charles Ruggles, James Cagney, Allen Jenkins, Ray Bolger, Wallace Ford, Ruth
9. Major Bibliographical References

SEE ATTACHED SHEET.

10. Geographical Data

Acreage of nominated property: 0.29 acres
Quadrangle name: Asbury Park, N.J.

UMT References

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Quadrangle scale: 1:24,000

Verbal boundary description and justification:
Tax Block number 112, Tax Lot number 16, facing onto Mattison Avenue in Asbury Park, New Jersey, comprising a lot measuring 100 feet by 130 feet.

List all states and counties for properties overlapping state or county boundaries:

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11. Form Prepared By

Name/Title: Wayne T. McCabe, P.P., President
Organization: Historic Preservation Alternatives, Inc.
Date: April, 1984
Street & Number: 15 Sussex Street
Telephone: (201) 383-1283
City or Town: Newton
State: New Jersey

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

- [ ] National
- [ ] State
- [ ] Local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature:

Title: 

Date: 

For NPS use only:

I hereby certify that this property is included in the National Register

Date: 

Keeper of the National Register

Attest:

Date:

Chief of Registration
DESCRIPTION OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE (continued)

INTERIOR OF THEATRE

Page 2

The interior of the theatre has not been changed to any appreciable degree since the opening day in 1911. Originally designed to seat between 1,000 and 1,100, there are presently approximately 800 seats. The present seats are replacements for the original units, which were made of imported walnut with heavy green leather bottoms. The seating on the main floor was arranged in three sections, as it is at present, with the middle section being the widest, thus creating four aisles. This same arrangement of seats is found in the balcony. The floors of the auditorium and the balcony are of cast concrete.

There are four sets of stairs leading to the balcony: two, located at either side of the front of the auditorium; one, at the far rear corner of the first floor seats; and, one at the main entrance near the ticket booth. In the case of the first three, they are decorated with a heavy handrail, with a dramatic convoluted lower end. The handrail is set on top of a solid raised wood panel wall, which follows the stairs to the balcony landing. Each of the two leading points of the balcony are supported by a fluted column seated on a torus and scotia molded base. The balcony is also supported at mid-span by four steel rods from the ceiling and underneath by six steel columns. The balcony sidewalls have extremely large recessed panels cast into the plaster.

Situated above the balcony is a movie projection booth, that was installed between 1917 and 1921. The booth has a 95 foot throw to the screen on the stage. A wide and open landing underneath the projection booth and at the rear of the balcony seats, extends the full width of the auditorium. The booth is reached by a ladder attached to the rear wall.
DESCRIPTION OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE (continued)

INTERIOR OF THE THEATRE

Page 3

The stage has a proscenium with an opening of 32 feet by 26 feet in height, with the original orchestra pit still remaining. The fly galleries and the rigging loft also have not been removed. The original dressing rooms, prop storage area and utility room, all located underneath the stage and orchestra pit, also remain.

INTERIOR OF THE OFFICE AREA

Hallways

The hallways on all four of the floors are five feet in width, and ten feet in height. A wainscot of white, glazed vitreous clay tile lines the hallways and public use rooms on all four floors where the office areas are located. This wainscotting is fifty inches in height and surmounted with a bull-nosed molding which projects one and one-half inches from the wall. A small plain cavetto molding is situated directly beneath the bull-nosed molding. Additionally, a half inch wide band of yellow glazed vitreous clay tile is located approximately three inches below and runs parallel to the bull-nosed molding. Also, a six inch wide white glazed tile baseboard runs at the foot of the tile wainscotting.

The length of the hallway is one hundred and seven feet along the front of the building, and approximately sixty feet in length along the west wall of the building. The windows in the hallway, as well as the doors from the offices facing into the hallway have remained unchanged since the building was constructed in 1911. The fire emergency doors, leading to the fire escapes,
were replaced so as to bring the emergency service exits into conformance with the appropriate building codes. However, the fixed transom containing six lights has remained. The lights measure approximately five inches by nine inches, and are encased in a wooden frame.

The original staircase surrounding the elevator shaft can still be found in the center of the building. The stairway was constructed with oak risers, treads, landings and baseboards.

It should also be noted that a previous owner had painted all of the hallway woodwork, walls, and glazed tile with a pink paint. The present owner has begun to use appropriate means to clean the oak woodwork and white glazed tile wainscoting, and so restore them to their appearance of the 1911 period.

Rooms

The rooms on the second and third floors of the Savory Theatre/Kinmonth Building, are located on the outside walls of the building in question. This is due to the fact that the theatre area of the structure precluded the development of offices on the opposite side of the hallway on these two floors. As noted previously, there are offices on both sides of the L-shaped office area on the fourth and fifth floors.

The offices situated on the second and third floors are arranged so that they are individual rooms. The office areas on the fourth and fifth floors were arranged in suites of two and three rooms along the outside walls of the building. The rooms on the back wall of the building were used primarily for support
DESCRIPTION OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE  (continued)

INTERIOR OF OFFICE AREA

services to the suites of offices. Some of the original brass lighting hardware still remains in some of the offices throughout the building. In fact, the electrical system was a post and tube style, which was recently exposed when a small section of the original fifth floor hallway ceiling had to be removed to make certain repairs. The offices themselves had narrow, common width oak flooring.

The men's and women's lavatories, on all four floors, originally had tile walls and floors. This tiling, as well as the original fixtures still remain, including the sinks, water closets, marble partitions creating the stalls, and the four and one-half foot tall white glazed vitreous clay urinals.

The office areas themselves measure from thirteen feet by fourteen feet up to fifteen feet by seventeen feet. The rooms facing the back of the building on the fourth and fifth floors were generally smaller in size, some having windows as well as doors facing onto the center hallway.

STREETSCEPE SETTING

The Savoy Theatre/Kinmonth Building is located at 710 Mattison Avenue, half a block from the new Asbury Park municipal building. The building is situated on the Tax Block number 112, Tax Lot number 16. The Savoy Theatre is the tallest building in the immediate area, with all but one of the nearby buildings being either two or three stories in height. Due to the design and mass of the structure, it serves as a prime focal point for the neighborhood.
STATEMENT OF SIGNIFICANCE (continued)

SIGNIFICANCE - THEATRE Page 2

Gordon, Shirley Booth, Brian Donlevy, Pat O'Brien, Martha Raye, Rudy Vallee, Thomas Mitchell, Bela Lugosi, Ruth St. Denis, Lynn Fontanne, Ted Shawn, Grace George, Ina Claire, Eva Tanguay, Lee Tracy, Gladis Smith (Mary Pickford), Mae West, Margaret Sullivan, Robert B. Mantell, William Collier, and William Boyd (Hopalong Cassidy). These and other actors of fame performed in their first plays at the Savoy Theatre prior to being recognized for their specific individual talents within their profession.

Walter Reade - The "Film Exhibitor"

Walter Reade, a motion picture exhibitor for more than fifty years, was the founder and Chief Executive Officer of the Walter Reade Theatres, operators of over forty movie houses in the New Jersey/New York area. Mr. Reade came to New York City from his native Alabama at the age of 16, and started his career in the motion picture industry as a representative of his uncle, Oscar Hammerstein, at the old Victoria Theatre.

Mr. Reade was still in his teens when he became an 'exhibitor' of motion pictures, taking over Pehr's Opera House in Port Chester, New York, where he displayed films and presented vaudeville acts. He had also acquired houses in South Norwalk, Conn., Mount Vernon and Yonkers, New York before he was 28 years old. He then sold all of these houses to build in Asbury Park, which was to be the first theatre to be built by him.

Following his success in Asbury Park, he continued to expand his holdings by building, buying or leasing, until the Reade Theatre chain reached its zenith of over forty houses, containing many sizes and architectural styles of movie
hobies. His interests were not confined to theatres. He built and operated the big Monte Carlo Pool in Asbury Park, and in the course of his career, had owned and operated dance halls, film booking offices, and legitimate stage and stock companies. At his death, in 1952, Mr. Reade was building a hotel in Saratoga Springs, New York and developing a ranch home colony on his Ross Fenton Estates, site of the former famous night club in Asbury Park. He had a country home in Deal, New Jersey, and for a period of time in the mid-1910's, owned an Asbury Park afternoon newspaper, "The Sun".

The Reade chain also included drive-in theatres in Atlantic City, Trenton, Eatontown, Woodbridge and Toms River in New Jersey, conventional theatres in Asbury Park, Long Branch Red Bank, Freehold, Perth Amboy, Morristown, Plainfield and Toms River, and in Kingston, Hudson and Saratoga Springs, New York.

SIGNIFICANCE - ARCHITECTURE

The Savoy Theatre/Kinmonth Building is an imposing five story structure executed in the Sullivanesque style of the early twentieth century. Constructed in 1910-1911, the building was designed by the architectural firm of A. F. & W. C. Cottrell for Walter Reade (nee Rosenberg).

This particular design by the Cottrell brothers was obviously influenced by the works of Louis Sullivan (1856-1924). The building design follows the basic tenet of Sullivan in the segmentation of specific zones - ground story, intermediate...
floor, and the roof. In borrowing from the design ideas of Sullivan, the Cottrell brothers incorporated into their work a strong expression of both horizontal and vertical structural relationships. These relationships were obtained through the use of slightly raised, flat pilasters between each of the bays, while creating the image of 'horizontal' bands of glass by employing large and wide windows and extremely simplified enframements.

The architects for the building also followed Sullivan's principals by maintaining an extremely simple and plain wall surface, as they did with the cornice design. They also, in accordance with the Sullivanesque style, applied a limited amount of geometric ornamentation along the top floor and roof area of the building. This, along with the terra cotta 'appliques', helps to enforce the horizontal and vertical structural relationships in the building design.

The interior of the theatre still reflects the basic elements of what was once an extremely decorative and fashionable playhouse. While some of the ornamentation has been removed, the underlying theme of the simplicity of design has been carried into the interior from the outside. Also, the arrangement of the dressing rooms, prop storage area, utility room and the stage itself, have remained virtually untouched over the years.

The interior of the office areas of the building, like the theatre portion of the structure, has not changed since the building was originally constructed in 1910-1911.

The Savoy Theatre/Kinmonth Building stands today as the only example of a combination theatre-office commercial structure of the Sullivanesque style in Asbury Park, and possibly Monmouth County.
MAJOR BIBLIOGRAPHICAL REFERENCES

SAVOY THEATRE/KINMOUTH BUILDING

Asbury Park Evening Press. Publication dates of: March 20, 1911; April 5, 1911; May 5, 1911; May 6, 1911; and, August 14, 1911.


PHOTO NO. 1

SAVOY THEATRE/KNIMOUTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: View of the front and West end of the Savoy Theatre/Knimonth Building, which faces on Mattison Avenue. The front of the building was for office areas, while the entire rear of the building was the theatre area.
PHOTO NO. 6

SAVON THEATRE/KINNAN BUILDING

ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/86 by J. REGAN - N.Y., N.Y.

PHOTO: Detailed view of staircase in front right section of orchestra seating area, leading to the front edge of the balcony and box seating areas.
PHOTO NO. 5

SAVOY THEATRE/KINMONTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: View of original staircase, located in right rear of the orchestra seating area, leading to the mezzanine level of the theatre.
Note: Large and heavy scroll handrail, which is found on all three first floor staircases.
some portions of the theatre area.

entire office area of the building, as well as
watercolors which is found throughout the
which formed the sub-base for the final tile
pattern wall decoration is the rough tile work,

below shows exposed original wall decoration under
which.

PHOTO: Detail of interior of theatre lobby, which

PHOTO TAKEN: 2/84 by J. Regan - N. Y. N. Y.

SAVOY THEATER/KINMONTH BUILDING

PHOTO NO. 2
of the balcony.

Stage is a set of stairs leading to the front towards the stage. Located at each side of the theatre. Looking from the rear of the theatre

Photo: View of the orchestra seating area of the

Photo Taken: 7/84 by J. Reigan - N.Y., N.Y.

Asbury Park, New Jersey

Savoy Theater/Kinnon Building

Photo No. 4
and box seating in theater.
octheater section area, which leads to balcony

corner of photo (and staircase in front left)
detail view showing orchestra (lower right)

PHOTO: photo taken: 2/84 by j. regan - n.y., n.y.

asbury park, new jersey

savoy theatre/kinnon building

photo no. 7
PHOTO: View from rear of balcony looking down onto the stage with the curtain drawn.

PHOTO TAKEN: 2/84 by J. Regan - N.Y., N.Y.

Asbury Park, New Jersey
Savoy Theatere/Riverside Building

Photo No. 8
doors leading into the rear of the orchestra
To the left of the stairs is a series of five
lobby, which leads to the balcony of the theatre.

PHOTO: View of seats in back right portion of theatre

PHOTO TAKEN: 2/4 by J. RECAN - N.Y., N.Y.

ASBURY PARK, NEW JERSEY
SAVOY THEATRE/KINNOMTH BUILDING

PHOTO NO. 3
PHOTO NO. 9

SAVOY THEATRE/KINMONTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: View showing wall on stage-left, to rear of main curtain.
PHOTO NO. 14

SAVOY THEATRE/KINMONTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: Detail view of stairway leading from mezzanine level to rear of balcony. Note: Original detail of the paneled area below the staircase handrail.
Top rear section of balcony.
combined up from orchestra and leading to
mezzanine level showing stairs

Photo: View on mezzanine level showing stairs

Photo Taken: 2/84 by J. Reign - N.Y., N.Y.

Asbury Park, New Jersey
Savoy Theatre/Kinnon Building

Photo No. 13
PHOTO NO. 10

SAVOY THEATRE/KINMONTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: View of wall and flap-way, located behind main curtain on stage-right.
Detail shot of ornamental globe lighting fixture.

Photo: Savoy Theatre/Rimmon Building

Photo No. 15

Photo Taken: 2/84 by J. Keegan - N.Y., N.Y.

Asbury Park, New Jersey
PHOTO NO. 12

SAVOY THEATRE/KINMONTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: View to right of balcony seating area, which shows the original large decorative plastered wall panels, typical of early twentieth century theatre design.
PHOTO NO. 16

SAVOY THEATRE/KINMOUTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: View of the rear area of the balcony, with the entrance to the projection booth in the upper right corner of the photograph.
The balcony seating area, and projection room.
The rear wall of the orchestra seating area, view taken from front edge of stage looking at stage.

Photo taken: 2/64 by J. Regan – N.Y., N.Y.

Asbury Park, New Jersey
Savoy Theater/Kinnonith Building

Photo No. 11
PHOTO NO. 20

SAVOY THEATRE/KINMONTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN – N.Y., N.Y.

PHOTO: View looking down hallway of dressing room area, taken from in front of the call-board and stairway. Doorway at end of hall leads into boiler room.
PHOTO NO. 23

SAVOY THEATRE/KINMONTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: Detailed view of a larger dressing room area, situated beneath the stage. Note: Window in upper left corner, which led to an alley-way to the East end of the building.
PHOTO NO. 19

SAVOY THEATRE/KINMOUTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN:  2/84 by J. REGAN - N.Y., N.Y.

PHOTO:  View from hallway of dressing room area, looking at the original call-board and the stairs leading up to the stage.
PHOTO NO. 24

SAVOY THEATRE/KINMOUTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: Detailed view of the prop storage room, located under the orchestra pit and front section of the orchestra seating area of the theatre.
PHOTO NO. 17

SAVOY THEATRE/KINMONTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN – N.Y., N.Y.

PHOTO: View taken from front edge of balcony, looking back up to the projection booth area.
PHOTO NO. 22

SAVOY THEATRE/KINMOUTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: Detailed photograph of interior of one of the numerous dressing rooms, located beneath the stage.
PHOTO NO. 18

SAVOY THEATRE/KINMONTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: View of stairs leading from rear of stage-right, down to the dressing room and prop storage area under the stage and orchestra pit area.
PHOTO NO. 21

SAVOY THEATRE/KINNON BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: View taken of the dressing room area hallway looking back toward the end with the stairway and call-board.
Fifth floor of the building complex is located in one of the rear offices on the double hung windows. This particular window is the detailed view of one of the remaining original photo: ASBURY PARK, NEW JERSEY
SAVORY THEATER/KINGSTON BUILDING
PHOTO NO. 25
PHOTO TAKEN: 2/84 By J. Regan - N.Y., N.Y.
PHOTO NO. 26

SAVOY THEATRE/KINMOUTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 2/84 by J. REGAN - N.Y., N.Y.

PHOTO: Detailed view of double casement window, was installed in 1939. This window, located on the fifth floor of the building, was the replacement unit for the double hung window shown in Photo #25.
PHOTO NO. 28

SAVOY THEATRE/KINMOUTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 5/84 by W. McCabe Newton, N.J.

PHOTO: View of the western most store front of the Savoy Theatre/Kinmonth Building. The store front is the same basic configuration as was originally found on the building, with the exception of the thin metal cladding over the stone work.
PHOTO: Detail view of terra cotta ornamentation at the
Fifth Floor level of the front of the building.

PHOTO TAKEN: 5/84 by W. McCabe Newtom, N.J.

ASBURY PARK, NEW JERSEY
SAVOY THEATRE/KINMONTH BUILDING

PHOTO NO. 27
PHOTO NO. 32

SAVOY THEATRE/KINMONTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 5/84 by W. McCabe  Newton, N.J.

PHOTO NO. 30

SAVOY THEATRE/KINMOUTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 5/84  by W. McCabe  Newton, N.J.

PHOTO: View of the detailed terra cotta ornamentation located at the top center of the front of the building.
PHOTO NO. 29

SAVOY THEATRE/KINMONTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 5/84 by W. McCabe Newton, N.J.

PHOTO: View of the western end of the Savoy Theatre/Kinmonth Building. The front of the building is to the left, with a portion of the rear of the building visible at the right.
PHOTO NO. 31

SAVOY THEATRE/KINMOUTH BUILDING
ASBURY PARK, NEW JERSEY

PHOTO TAKEN: 5/84 by W. McCabe  Newton, N.J.

PHOTO: View from the west looking at the top four floors of the building.
HISTORIC PRESERVATION ALTERNATIVES

15 Sussex Street
Newton, New Jersey 07860
(201) 383-1283

April 18, 1984

Mr. Terry Karschner, Historic Preservation Specialist
Office Of New Jersey Heritage
New Jersey Department Of Environmental Protection
CN-402
Trenton, New Jersey 08625

RE: SAVOY THEATRE/KINMOUTH BUILDING, ASBURY PARK,
NEW JERSEY

Dear Terry:

In accordance with our past discussions, and my recent correspondence to you, I herewith enclose a copy of the U.S. Geological Survey for the Asbury Park Quadrangle, which should be included as a part of the overall National Register nominations submission for the above cited building. With the submission of this quadrangle map, the nomination package should now be complete.

Should you have any questions concerning this matter, please feel free to contact me at your convenience. With this, I remain,

Most respectfully yours,

HISTORIC PRESERVATION ALTERNATIVES, INC.

[Signature]
Wayne T. McCabe, P.P.
President

enclosure (1)

cc: J. Regan
    J. Wagenheim

wtm/aa
April 13, 1984

Mr. Terry Karschner, Historic Preservation Specialist  
State Office of New Jersey Heritage  
New Jersey Department of Environmental Protection  
C N 402  
Trenton, New Jersey 08625  

RE: SAVOY THEATRE/KINMOUTH BUILDING, ASBURY PARK, N.J. - SUBMISSION OF NATIONAL REGISTER NOMINATION

Dear Terry:

In accordance with our past telephone conversations and our agreement, I am herewith enclosing the following items, related to the above cited matter:

[a] The completed "National Register of Historic Places Inventory - Nomination Form".
[b] A plan of the first floor of the Savoy Theatre/Kinmonth Building (theatre area).
[c] A copy of the municipal tax map showing the property in question.
[d] Two (2) complete sets of photographs (26 photographs per set), with descriptions typed in the reverse of each photograph.
[e] A set of color slides of the building.

The only item that has not been included with this submission is the U. S. Geological Survey quadrant map of Asbury Park. As we had agreed, I will submit that particular item to your office as soon as I receive it from the U. S. Department of the Interior.

Should you have any questions concerning this submission as you are reviewing it, please feel free to contact me at your earliest possible convenience. With this, I remain,

Most respectfully yours,

HISTORIC PRESERVATION ALTERNATIVES, INC.

Wayne T. McCabe, P.P.
President

Enclosures
cc: J. Regan
April 27, 1984

Mr. Wayne T. McCabe, President
Historic Preservation Alternatives
15 Sussex Street
Newton, New Jersey 07860

Dear Mr. McCabe:

Thank you for submitting a State and National Register nomination form for the Savoy Theater, Asbury Park, Monmouth County. Preliminary review of the nomination will get underway within the next few weeks.

Nomination forms are reviewed by our Register staff for completeness and accuracy. They are then prioritized for final review and presentation to the State Review Board. Factors considered for high priority review include National significance, contextual evaluation, underrepresented type or area, threat to property, tax act potential and how well the nomination form addresses the property's significance. It generally takes six months to two years for final processing of Register nominations.

You will be notified if additional information is required to complete your Register submission. Should you have any questions concerning the Registers or our other historic preservation programs, please let us know.

Sincerely,

William Forwood
Acting Administrator

WF/jf
Dear Mr. Farenheit:

PROPERY: Savoy Theatre, 710 Pattison Avenue, Asbury Park, NJ

CONTROL NO.: 0246-84-73

The Mid-Atlantic Regional Office of the National Park Service (NPS) has determined that the property listed above does not meet the criteria for individual listing in the National Register of Historic Places. This determination is based on the "Historic Preservation Certification Application, Part 1, Certification of Significance" for the property received in this office on February 5, 1984.

The replacement of the 1930 casement windows with two fixed sheets of glass topped by an aluminum panel and the alteration of the first-floor storefronts have diminished the theater's architectural integrity. The windows and storefronts were the major character-defining features of the building's exterior. Their loss severely detracts from the building's original design and historic character. Although our review includes consideration of the building's historic significance, as outlined in your application, this significance is not sufficient to outweigh the alteration to the character-defining features of the building's exterior.

This property does not presently qualify as a "certified historic structure" for purposes of Section 106 of the National Historic Preservation Act of 1966, Sections 701 (f) and 314 of the Revenue Act of 1972, nor Sections 312 and 214 of the Economic Recovery Tax Act of 1981. Therefore, the property is not subject to the historic preservation provisions of these acts which apply to "certified historic structures."

A denial of preliminary certification of significance cannot be appealed because other administrative options are still available to the owner. Should you wish to pursue the issue of individual National Register listing, your recourse at this point is to the formal Register nomination process. Approval by the Keeper of the National Register of a nomination for the property carries with it automatic "certified historic structure" status for the property.

If you have any questions regarding our review of your Part 1 application, please contact Rebecca Skinner at (215) 597-6822.

Sincerely,

/S/ Myra F. Harrison

James L. Coleman, Jr. -
Regional Director

CC: NJAHC
NJ SHPO
Wayne McCabe
Joe Decan

(03/11/84/2)
Jerold Wagenheim
11 Lancaster Drive
Ocean, NJ 07712

Dear Mr. Wagenheim:

PROPERTY: Savoy Theatre, 710 Mattison Avenue, Asbury Park, NJ

CONTROL NUMBER: 0249-34-NJ

The Mid-Atlantic Regional Office of the National Park Service (NPS) has determined that the property listed above does not meet the criteria for individual listing in the National Register of Historic Places. This determination is based on the "Historic Preservation Certification Application, Part I, Certification of Significance" for the property received in this office on February 5, 1984.

The replacement of the 1930 casement windows with two fixed sheets of glass topped by an aluminum panel and the alteration of the first floor storefronts have diminished the theater's architectural integrity. The windows and storefronts were the major character-defining features of the primary elevation of this building. Their loss severely detracts from the building's original design and historic character. Although our review includes consideration of the building's historic significance, as outlined in your application, this significance is not sufficient to outweigh the alteration to the character-defining features of the building's major elevation.

This property does not presently qualify as a "certified historic structure" for purposes of Section 212 of the Tax Reform Act of 1976, Sections 701 (f) and 315 of the Revenue Act of 1978, nor Sections 212 and 214 of the Economic Recovery Tax Act of 1981. Therefore the property is not subject to the historic preservation provisions of those acts which apply to "certified historic structures."

A denial of preliminary certification of significance cannot be appealed because other administrative options are still available to the owner. Should you wish to pursue the issue of individual National Register listing, your recourse at this point is to the formal Register nomination process. Approval by the Keeper of the National Register of a nomination for the property carries with it automatic "certified historic structure" status for the property.

If you have any questions regarding our review of your Part I application, please contact Rebecca Shiffer at (215) 397-5822.

Sincerely,

/\ Myra F. Harrison
James W. Coleman, Jr.
Regional Director

cc: MR/TASO
    NJ SPDO
    Wayne McCabe
    Joe Nean

(DOCX-PRDII/2)
May 3, 1984

Mr. John E. Westlake, Clerk
Monmouth County Board of Chosen Freeholders
Hall of Records
Freehold, New Jersey 07728

Dear Mr. Westlake:

The Savoy Theater, Asbury Park, Monmouth County has been proposed for nomination to both the New Jersey and National Registers of Historic Places. Both Registers are official lists of historic properties worthy of preservation. Listing in both Registers provides recognition and assists in preserving our Nation's heritage.

Listing on the State and National Registers does not place restrictions on private property owner rights. Within the limits of municipal zoning laws, private property owners are free to utilize, renovate, alter, sell or demolish their properties.

Listing in the New Jersey Register provides the following benefits to historic properties:

- Consideration in the planning for municipal, county, and State assisted projects. The State, a county, municipality or any of their agencies or instrumentalities cannot undertake any project that will encroach upon, damage, or destroy a State Register property without approval from the Commissioner of Environmental Protection. Review and authorization procedures which must be followed in accordance with N.J.S.A. 13:1B-15.131 are outlined in Section 6 of N.J.A.C. 7:4-1.1 et seq. "Regulations and Procedures Concerning the New Jersey Register of Historic Places." Please refer to your office copy of these regulations. If your office does not have a copy on file please call us at the above number to obtain a copy.

Listing in the National Register provides the following benefits to historic properties:

- Consideration in the planning for federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 provides that the Advisory Council on Historic Preservation be given an opportunity to comment on projects affecting such properties.
Eligibility for Federal tax benefits. If a property is listed in the National Register, certain tax provisions may apply. The Economic Recovery Tax Act of 1981, as amended by the Tax Equity and Fiscal Responsibility Act of 1982, contains provisions intended to encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and to discourage destruction of historic buildings by eliminating certain Federal tax provisions for demolition of historic buildings. Beginning January 1, 1982, the Economic Recovery Tax Act offers a 25% investment tax credit for rehabilitations of certain historic commercial, industrial and residential rental buildings. This can be combined with a 15 year cost recovery period for the adjusted basis of the historic building. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977.

Qualification for Federal grants for historic preservation when funds are available.

The Savoy Theater nomination is scheduled for presentation to the New Jersey State Review Board for Historic Sites on Thursday, June 7, 1984. The State Review Board advises the State Historic Preservation Officer as to whether a property meets the criteria for listing on the State Register of Historic Places.

Owners of private properties nominated to the National Register of Historic Places must be given an opportunity to concur in or object to listing in accordance with the National Historic Preservation Act Amendments of 1980 and Federal regulations 36 CFR Part 60. Any owner or partial owner of private property who chooses to object to listing is required to submit to the State Historic Preservation Office a notarized statement certifying that the party is the sole or partial owner of the private property, as appropriate, and objects to the listing. For a single privately owned property with one owner, the property will not be listed if the owner objects. In nominations with multiple ownership of single property, the property will not be listed if a majority of the owners objects. Each owner or partial owner of private property has one vote regardless of what part of one property that party owns. If the property cannot be listed because the owner or a majority of owners objects prior to submission of a nomination by the State, the State Historic Preservation Office shall submit the nomination to the Keeper of the National Register for determination of the eligibility of the property for inclusion in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.
If an owner chooses to object to listing of the property, the notarized objection must be submitted to me at the above address within thirty (30) days from the date of this notice.

If you wish to comment in support of the nomination, please send you comments to me within this thirty day period. If you have any questions or would like further information concerning the proposed historic designation contact my office at the above number.

Sincerely,

[Signature]

William Forwood
Acting Administrator

WF/SP/jf
May 3, 1984

Honorable Ray Kramer
Mayor, City of Asbury Park
One Municipal Plaza
Asbury Park, New Jersey 07712

Dear Mayor Kramer:

The Savoy Theater, Asbury Park, Monmouth County has been proposed for nomination to both the New Jersey and National Registers of Historic Places. Both Registers are official lists of historic properties worthy of preservation. Listing in both Registers provides recognition and assists in preserving our Nation's heritage.

Listing on the State and National Registers does not place restrictions on private property owner rights. Within the limits of municipal zoning laws, private property owners are free to utilize, renovate, alter, sell or demolish their properties.

Listing in the New Jersey Register provides the following benefits to historic properties:

- Consideration in the planning for municipal, county, and State assisted projects. The State, a county, municipality or any of their agencies or instrumentalities cannot undertake any project that will encroach upon, damage, or destroy a State Register property without approval from the Commissioner of Environmental Protection. Review and authorization procedures which must be followed in accordance with N.J.S.A. 13:1B-15.131 are outlined in Section 6 of N.J.A.C. 7:4-1.1 et seq. "Regulations and Procedures Concerning the New Jersey Register of Historic Places." Please refer to your office copy of these regulations. If your office does not have a copy on file please call us at the above number to obtain a copy.

Listing in the National Register provides the following benefits to historic properties:

- Consideration in the planning for federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 provides that the Advisory Council on Historic Preservation be given an opportunity to comment on projects affecting such properties.
Eligibility for Federal tax benefits. If a property is listed in the National Register, certain tax provisions may apply. The Economic Recovery Tax Act of 1981, as amended by the Tax Equity and Fiscal Responsibility Act of 1982, contains provisions intended to encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and to discourage destruction of historic buildings by eliminating certain Federal tax provisions for demolition of historic buildings. Beginning January 1, 1982, the Economic Recovery Tax Act offers a 25% investment tax credit for rehabilitations of certain historic commercial, industrial and residential rental buildings. This can be combined with a 15 year cost recovery period for the adjusted basis of the historic building. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977.

Qualification for Federal grants for historic preservation when funds are available.

The Savoy Theater nomination is scheduled for presentation to the New Jersey State Review Board for Historic Sites on Thursday, June 7, 1984. The State Review Board advises the State Historic Preservation Officer as to whether a property meets the criteria for listing on the State Register of Historic Places.

Owners of private properties nominated to the National Register of Historic Places must be given an opportunity to concur in or object to listing in accordance with the National Historic Preservation Act Amendments of 1980 and Federal regulations 36 CFR Part 60. Any owner or partial owner of private property who chooses to object to listing is required to submit to the State Historic Preservation Office a notarized statement certifying that the party is the sole or partial owner of the private property, as appropriate, and objects to the listing. For a single privately owned property with one owner, the property will not be listed if the owner objects. In nominations with multiple ownership of single property, the property will not be listed if a majority of the owners objects. Each owner or partial owner of private property has one vote regardless of what part of one property that party owns. If the property cannot be listed because the owner or a majority of owners objects prior to submission of a nomination by the State, the State Historic Preservation Office shall submit the nomination to the Keeper of the National Register for determination of the eligibility of the property for inclusion in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.
If an owner chooses to object to listing of the property, the notarized objection must be submitted to me at the above address within thirty (30) days from the date of this notice.

If you wish to comment in support of the nomination, please send your comments to me within this thirty day period. If you have any questions or would like further information concerning the proposed historic designation, contact my office at the above number.

Sincerely,

William Forwood
Acting Administrator

WF/SP/jf
cc: Mr. Stephen M. Kay, City Clerk
May 3, 1984

Mr. Jerald Wagenheim  
11 Lancaster Drive  
Ocean, New Jersey 07712

Dear Mr. Wagenheim:

The Savoy Theater, Asbury Park, Monmouth County has been proposed for nomination to both the New Jersey and National Registers of Historic Places. Both Registers are official lists of historic properties worthy of preservation. Listing in both Registers provides recognition and assists in preserving our Nation's heritage.

Listing on the State and National Registers does not place restrictions on private property owner rights. Within the limits of municipal zoning laws, private property owners are free to utilize, renovate, alter, sell or demolish their properties.

Listing in the New Jersey Register provides the following benefits to historic properties:

- The New Jersey Register Act of 1970 provides that State, county, or municipal undertakings which will encroach upon any property listed in the Register must receive prior written authorization from the Commissioner of Environmental Protection.

Listing in the National Register provides the following benefits to historic properties:

- Consideration in the planning for federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 provides that the Advisory Council on Historic Preservation be given an opportunity to comment on projects affecting such properties.

- Eligibility for Federal tax benefits. If a property is listed in the National Register, certain tax provisions may apply. The Economic Recovery Tax Act of 1981, as amended by the Tax Equity and Fiscal Responsibility Act of 1982, contains provisions intended to encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and to discourage destruction of historic buildings by eliminating certain Federal tax provisions for demolition of historic buildings. Beginning January 1, 1982, the
Economic Recovery Tax Act offers a 25% investment tax credit for rehabilitations of certain historic commercial, industrial and residential rental buildings. This can be combined with a 15 year cost recovery period for the adjusted basis of the historic building. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

- Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977.

- Qualification for Federal grants for historic preservation when funds are available.

The Savoy Theater nomination is scheduled for presentation to the New Jersey State Review Board for Historic Sites on Thursday, June 7, 1984. The State Review Board advises the State Historic Preservation Officer as to whether a property meets the criteria for listing on the State Register of Historic Places.

You comments are being sought as a part of our review procedure. Owners of private properties nominated to the National Register of Historic Places must be given an opportunity to concur in or object to listing in accord with the National Historic Preservation Act Amendments of 1980 and Federal regulations 36 CFR Part 60. Any owner or partial owner of private property who chooses to object to listing is required to submit to the State Historic Preservation Office a notarized statement certifying that the party is the sole or partial owner of the private property, as appropriate, and objects to the listing. For a single privately owned property with one owner, the property will not be listed if the owner objects. In nominations with multiple ownership of single property, the property will not be listed if a majority of the owners objects. Each owner or partial owner of private property has one vote regardless of what part of one property that party owns. If the property cannot be listed because the owner or a majority of owners objects prior to submission of a nomination by the State, the State Historic Preservation Office shall submit the nomination to the Keeper of the National Register for determination of the eligibility of the property for inclusion in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.

If an owner chooses to object to listing of the property, the notarized objection must be submitted to me at the above address within thirty (30) days from the date of this notice.
If you wish to comment in support of the nomination, please send your comments to me within this thirty day period. If you have any questions or would like further information concerning the proposed historic designation contact my office at the above number.

Sincerely,

William Forwood
Acting Administrator

WF/SP/jf
cc: Mr. Wayne T. McCabe
June 11, 1984

Honorable Ray Kramer
Mayor, City of Asbury Park
One Municipal Plaza
Asbury Park, New Jersey 07712

Dear Mayor Kramer:

Thank you for your letter of support for nomination of the Savoy Theater, Asbury Park, Monmouth County to the State and National Registers of Historic Places. Your comments will be forwarded to the Deputy State Historic Preservation Officer for consideration prior to any listing of the property.

Should you have any questions concerning the status of this nomination, please don't hesitate to call.

Thank you for your interest in historic preservation.

Sincerely,

[Signature]

F. Robert Perry
Acting Administrator

FRP/SP/ms

c: National Register File
May 7, 1984

William Forwood  
Acting Administrator  
Dept. of Environmental Protection  
CN 402  
Trenton, N. J.  
08625

Dear Mr. Forwood:

I am in receipt of your letter dated May 3, 1984 with reference to the Savoy Theater, Asbury Park, Monmouth County, New Jersey. Please be advised that this office has forwarded your letter to Freeholder Ray Kramer who coincidentally is Mayor of Asbury Park, New Jersey. Freeholder Kramer has informed me he plans to discuss your letter with his council as soon as possible. I am sure you will be hearing from him shortly.

Sincerely

John E. Westlake  
Clerk Of The Board

"SEPTEMBER 26, 1609  THIS IS A VERY GOOD LAND TO FALL IN WITH AND A PLEASANT LAND TO SEE."

Entry in the log of Hendrik Hudson's Ship Half Moon made after the Dutch Explorer became the first European to come ashore in what later was known as Monmouth County.
May 23, 1984

Mr. Robert Perry, Acting Administrator
Office of New Jersey Heritage
Department of Environmental Protection
CN 402
Trenton, NJ 08625

Re: Savoy Theater Nomination
New Jersey Register of Historic Places

Dear Mr. Perry:

I am pleased to inform you of City Council's support for the Savoy Theater being placed on the New Jersey Register of Historic Places.

As you may know, many significant development projects are being undertaken in all areas of Asbury Park. The planned restoration of this facility would be a positive influence in our Central Business District.

It is our hope that the incentives provided through the Economic Recovery Tax Act and the Tax Treatment Extension Act will serve as inducements to potential investors.

Please feel free to contact me or Samuel Addeo, City Manager if we may provide any additional information.

Sincerely,

[Signature]
Ray Kramer
Mayor

CC: Mayor and Council
Samuel J. Addeo, City Manager
Jerald Wagenheim
May 17, 1984

Mr. Terry Karschner, Historic Preservation Specialist
State Office of New Jersey Heritage
New Jersey Department of Environmental Protection
CN-402
Trenton, New Jersey 08625

RE: SAVOY THEATRE, ASBURY PARK, NEW JERSEY - ADDITIONAL PHOTOGRAPHS FOR NATIONAL REGISTER NOMINATION

Dear Terry:

In accordance with our discussion of last week, enclosed please find two sets of 5" x 7" black and white photographs, showing the exterior of the Savoy Theatre/Kinmonth Building, located in Asbury Park, New Jersey. With the submission of these additional photographs, it is my understanding that this will complete the package of information needed for the review of the State Historic Sites' Review Committee.

Should you have any questions concerning these photographs or the information previously submitted to your office, please contact me at your earliest possible convenience. With this, I remain,

Most respectfully yours,

HISTORIC PRESERVATION ALTERNATIVES, INC.

Wayne T. McCabe, P.P.
President

enclosure

cc: J. Wagenheim
    J. Regan

wtm/aa
Sam and Henry Vaccaro know that Asbury Park's future, if there is to be one, may well depend on the success of their multi-million renovation of the Berkeley-Carteret Hotel.
gatherer, decried Extremities' "increasingly preposterous chain of events," "pure contrived melodrama," and a "reverse gender variation on 'Death Wish.'" But venerable critic Walter Kerr came to its rescue shortly after in his Sunday column for the Times. "William Mastroisimo's play bristles with so much energy that it makes you feel glad to be in a theater again." Admitting it was "far from perfect," Kerr said the play "opens with the force of a six-shooter emptying every last chamber."

Time magazine called it "a singing ray of a play. It lashes the audience with melodramatic fury," and named it one of the best plays of 1982. Robert Brustein, writing in New Republic, described Extremities as "a crude fist of a play," primarily manipulative and "the melodramatic equivalent of a sitcom - call it a sit-down." Added Brustein: "I think I prefer a laugh track to the kind of vindictive animal noises being squeezed out of audiences at the Westside Arts Center."

The idea of home-cooked justice is predominant, though not the sole element in Extremities. The character of Marjorie, realizing she has no proof of the attempted rape, caged and strikes out at her treacherous assailant. Clutching a hammer, Marjorie declares, "One good swing can do more than judge, jury, and prosecution!" Mastroisimo, explaining the play's popularity, says, "This play has been performed thousands of times in the minds of women throughout history. I'm only the one who wrote it down."

It could be argued that the case of New York subway gunman Bernhard Goetz has recharged the issue. "I don't like the idea of everybody in the world having a gun in the subway and having the Wild West again," Mastroisimo responds carefully. "Marjorie does what she does because the system can't defend her. It's a matter of the social contract being violated. It's not a case of condoning violence; it's a case of defending civilization. Based upon what I know right now, I'd just say that I would be capable of doing the same thing he (Goetz) did. Because I've ridden those trains. I've been scared. I've been threatened. I was in the Trenton train station and three guys came and surrounded me and my girlfriend. I let 'em know that if they wanted my money, one of them was going to die. They let me go. If I had a gun, I don't know what I would have done."

Extremities won the Outer Critics' Award in 1983 for outstanding off-Broadway play and the John Gassner Award for playwrighting. Marjorie became a plum part for actresses, with Fawcett among those who followed Sarandon's lead. By Mastroisimo's count, the play has been staged in 23 countries, including four productions at one time in Norway.

But Extremities' success did not prompt the usual migration to the big city. Mastroisimo, who plans to marry this summer, has bought a house in Trenton. "This is a place where the memory dwells and there's a power in that," he explains. "To live in the Village is to be around other artists; to constantly be immersed in your work I found not to be a good thing. I tried to live in New York. It lasted three months and I came back. It's a matter of self-knowledge. I think to live around artists is to live around dangerous illusions that you are important, that you are special. I don't subscribe to any of that."

"My next move from here is going to be to a farm. I'm going to be much more of a hermit and I'm going to write one play a year. I'm drawn to solitude. I am drawn away from people. I like to be the unobserved observer in a crowd."

---

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Welcome to Vaccaroland

With a little help from brother Sam, singer Johnny Cash, and WABC-TV's Ernie Anastos, developer Henry Vaccaro is betting that his $14 million restoration of Asbury Park's Berkeley-Carteret Hotel sparks a citywide renaissance.

By Peter Begans

For nine years it has stood like a red brick mausoleum on the beach at Asbury Park, a fitting symbol for the decline of the once-proud resort town. But when the restored 60-year-old Berkeley-Carteret Hotel throws open its doors this summer and shows the world its $14 million facelift, it will do more than evoke the past.

"The hotel will be the flagship of everything we are trying to develop on the waterfront," says millionaire builder Henry Vaccaro of Neptune. Vaccaro, 44, along with his brother Sam, Connecticut developer Joseph Carabetta, WABC-TV newsmen Ernie Anastos, and country singer Johnny Cash, among others, is negotiating with the city to do a half-billion-dollar remake of Asbury Park over the next decade to create what some city officials are calling "the most outstanding residential community on the Jersey Shore."

"I think it's Asbury's turn," says Anastos, a limited partner who says he has "sort of adopted" the beleaguered Shore town where his wife grew up and her parents still live. Others are beginning to adopt the city also, as real estate values have begun to rise in anticipation of the redevelopment. And the words "renaissance" and "rebirth" can be heard all over town from the boardwalk to the new City Hall and even across the tracks on the ragged West Side.

The redevelopment plans, approved by the city council last November, are still to be completely worked out by the city and the Vaccaro-Carabetta partnership this summer. In essence, they call for the closing of Ocean Avenue, the Shore's most illustrious drag strip; the building of 2,500 luxury condos and rental units in stair-step fashion rising from the beach; the restoration of the Casino building and Convention Hall as quality meeting and entertainment centers; and the rebirth of the city's once-thriving business district, anchored by a revitalized Steinbach's building which the Vaccaros hope to turn into New Jersey's Quincy Market. If all goes according to plan, even Bruce Springsteen, whose music is haunted by the city's faded carnival images, may not recognize the place.

Construction could begin as early as next spring in three different locations around the city. "We want to give the city an immediate impact," Vaccaro states. When and if the builders complete...
A Resort With Healthy Aspirations

"The resort of a thousand delights"
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That is how Asbury Park always liked to think of itself—as the "gem of the Jersey Shore."

The resort was founded in 1871 by James A. Bradley, a wealthy New York brush manufacturer who had come to the Shore hoping to cure his poor health. Bradley, a staunch Methodist, first settled in Ocean Grove in 1870. Determined to start a resort based on temperance, health, and spirituality, Bradley soon purchased the 500 wild acres just north of Ocean Grove between Wesley and Deal lakes and named it in honor of Francis Asbury, America's first Methodist bishop.

Bradley set about designing a model middle-class resort whose "physically and morally sanitized environment" would serve as an example for other cities, writes historian Glenn Uminowicz. A self-taught student of urban design, Bradley designed his new city with wide streets, open parkland, and one of the finest sewerage and water systems in America. The goal: a healthy body leading to purity of soul.

On the beach, which he continued to own into the twentieth century, Bradley built a wooden promenade, several pavilions, and a pier. He paid bands to play inspirational music and he littered the boardwalk with circus cages, swings, and seesaws for the children. Within only a few years, thousands of middle-class families from New York, New Jersey, and Philadelphia were filling the city's clean hotels and stately cottages. Invariably they arrived by rail, and Bradley built the second trolley system in the United States to shuttle them from the station to the beach area.

Bradley's Asbury Park was created in direct antithesis to the drinking and gambling atmosphere of wealthier Long Branch to the north. "The Founder," as he was called, demanded strict temperance; special clauses were written into property deeds prohibiting the sale of alcohol on the premises. Gambling was forbidden, as was scanty attire and relaxed sexual behavior on the beaches. Additionally, on Sunday, trains were not allowed to stop at the Asbury station, and beach bathing was restricted. A New York Herald writer accused Bradley of adopting regulations "intentionally obnoxi-

Although the resort city in the 1950s no longer attracted the likes of native son and Red Badge of Courage author Stephen Crane, it did provide a playground for beachgoers.
ous to the ungodly.” It was not until the early twentieth century that hoteliers and other local businessmen were able to break Gaddel’s control over the city and end the blue laws* by successfully suing him for ownership of the beach and boardwalk.

Bradley’s abhorrence of perceived vice did not mellow with age and changing times, though. He frequently took out newspaper ads to condemn liquor distributors. And in 1916, at age 83, Bradley tried to close down a doll booth game by smashing it with an axe.

By the turn of the century Asbury Park was attracting an estimated one million visitors a summer to its more than 150 hotels. It is arguable that Asbury Park’s prominence reached its peak in 1916 when the city served as the nation’s summer capital. President Woodrow Wilson, who was vacationing at the Shadow Lawn estate in West Long Branch, used the Asbury Park Trust Co.’s sixth floor on Mattison Avenue as his executive offices.

By the 1920s Asbury Park had eight theaters, including the stylish Savoy which featured such names as Mary Pickford and John Barrymore. The post-World War I era also saw the flowering of the luxury hotels, the Monterey, built in 1912, and the Berkeley-Carteret. New York’s wealthy could board a seaplane in the Hudson River and be dining at the Berkeley-Carteret in a half-hour.

In the 1920s there were nearly 500 mercantile establishments operating in Asbury Park. The most prominent, of course, was Steinbach’s Department Store, an Asbury landmark for 105 years. The five-story store on Cookman Avenue filled its dark mahogany cases with the finest goods, attracting the chaufered elite.

Not all those attracted to Asbury Park were of the wealthy or middle class, though. Construction and hotel workers were sorely needed in the developing resort. Blacks, Germans, Italians, and the Irish took those jobs and settled in the working-class West Park area across the tracks from Asbury Park. There, pool halls, taverns, and gambling—sort of a shadow resort—developed. It was not until 1906 that this area was incorporated into Asbury Park.

Bradley did not want laborers coming to the boardwalk and scaring away his middle-class vacationers. He restricted beach access to blacks and prohibited white ethnicities from playing in bands on the boardwalk pavilions. It was not until after World War II that Asbury Park became more of an egalitarian resort, with day-trippers welcomed by boardwalk businessmen.

Discrimination against blacks in Asbury, however, remained throughout this century. Despite making up 43 percent of the city’s population in 1970, blacks claimed they could not find no summer work on the boardwalk. That was the spark that led to several days of rioting over the July 4th weekend that year. In the disturbance, 75 percent of the businesses on Springwood Avenue, the West Side’s main business corridor, were destroyed. Renamed Lake Avenue, the street remains a series of vacant lots.

In the twentieth century Asbury Park has been witness to two other disasters. In 1917 a tremendous fire swept down from the boardwalk, destroying four square blocks of hotels, houses, and churches between First and Second Avenues. Seventeen years later the luxury liner Morro Castle caught fire and burned off the Monmouth coast. Eighty-six passengers and 49 crew members perished.

After World War II Asbury Park, like most places, began to change. Many of the fine old houses were subdivided into as many as eight apartments. Most of the old hotels fell into decay and were replaced by the latest tourist invention—the “motel.”

Vacationers still flocked in on Memorial Day, bringing with them their Baby Boomers who, like generations before them, paddle boated on Wesley Lake and rode the Casino’s carousel. The paddle boats are gone now, but the carousel remains, the last manufactured by the Philadelphia Toboggan Co. and its master craftsman Frank Caretta.

In recent years, Asbury Park has been best known for its rock ’n’ roll. In the 1960s, top British and American bands gave concerts in Convention Hall and the Casino. In the ‘70s, two local bar bands—Southside Johnny and the Asbury Jukes and to a much greater degree, Bruce Springsteen’s E Street Band—developed national followings of their own.

Some music writers called their spirited rhythm and blues “SOAP”—the sound of Asbury Park—and fans all over the country rocked to Springsteen’s bittersweet songs of romance and loneliness at the Jersey Shore. From his dates with “factory girls underneath the boardwalk” to his desperate drives down Kingsley Avenue to the boarded-up windows of his “hometown,” Springsteen’s musical images chronicle Asbury Park’s decline from honky-tonk resort to abandoned beachfront.
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Few would argue that the eight-story Berkeley-Carteret is the place for a high-class operation. It was designed by New York architects Warren and Wetmore, who also designed Grand Central Station and New York's Biltmore and Ritz-Carlton hotels. Opened at the height of the Roaring '20s, the Berkeley-Carteret attracted New York society by limousines, boats, and seaplanes. The staff of the Waldorf-Astoria manned the hotel under the watchful eye of owner Arthur Steinbach, who was known to fire bellboys who didn't keep their shoes shined. Each room afforded guests a choice of either fresh or salt water for their baths—who would have it any other way?

But by the 1960s the Berkeley-Carteret's glory had faded, becoming more a senior citizen home than a luxury resort. After several failed renovation attempts, its owners filed for bankruptcy in 1976, leaving the city as caretaker. In 1983 the Vaccaros picked up the old hotel for $325,000. Years of neglect forced them to completely gut the top five floors where the 257 guest rooms will be. "We took a classic hotel and gave it a new heart, a mechanical transplant," says Sam Vaccaro. Although the salt water swimming pool is gone, each room of the hotel retains a view of the ocean—thanks to the structure's innovative equilateral cross shape which looks like a funny "X." Henry Vaccaro's says a fishing buddy, Johnny Cash, will be giving up his New York penthouse to occupy a four-room corner suite on the top floor. Downstairs on the main floor most of the hotel's elegance has been preserved or recreated. Visitors are sure to marvel at the original Italian marble floors, the reconstructed plaster of Paris molding, and the carpeting in the 500-seat Crystal Ballroom, which has been woven to present a mirror image of the finely detailed ceiling above.

The Vaccaros went first class with the renovation because they say the hotel has always meant a lot to them. "Our father and grandfather planted the lawn there in 1926," says Sam, recalling the landscaping business that his grandfather started after coming from Naples in 1896. "They were paid in scrip—they got shares in the hotel."

"Our father, Dr. Sebastian Vaccaro, was given a testimonial dinner there by the citizens of Asbury Park in 1959," continues Henry. "There were so many people, the crowd overflowed out of the Crystal Ballroom into the other ballrooms." The boys—Henry was 19 and Sam was 15 at the time—had no idea their father would be dead of a heart attack three days later at the age of 51. A year later Henry would be married in the Crystal Ballroom. "The hotel means more to us than making money," concludes Sam.

There are many who believe the Vaccaros, despite their ambitious plans, will not make money there, given the hotel's failure to make a profit in the 1960s and '70s despite extensive renovations. But the developers are convinced that the hotel's strategic location and grand design will attract conventionees, business groups, wedding parties, and, yes, vacationers looking for the lap of luxury. "It's not even a risk," says Henry Vaccaro. "The key will be a renovated Convention Hall drawing trade shows put off by Atlantic City's gambling atmosphere."

Any assessment of whether the Berkeley-Carteret can succeed must take into account how the Northern Jersey Shore has changed since the hotel shut its doors in 1976. More than 900,000 people now live in Monmouth and Ocean Counties, making it one of the fastest-growing areas in the country. High-tech and service businesses are springing up, accompanied by a shortage of hotel and meeting space. Development up and down the oceanfront is burgeoning, with Red Bank and Long Branch both competing with Asbury Park to build hotel and commercial space on neglected waterfront land.

But whether the Vaccaros admit it or not, Asbury Park remains stigmatized by its wealth of social problems and the fact that more than 50 percent of its residents are black or Hispanic. Contemplate these statistics: Asbury Park's equalized tax rate in 1984 was $6.40 for each $100 of assessed value, higher than Newark or Jersey City; 20 percent of its residents are 65 or older, according to the 1980 census; 20 percent of its residents receive welfare assistance; and, until recently, a staggering 10 percent of its popu-
Five Wildwood piers are spending $14 million upgrading their rides to new state standards imposed after the Great Adventure Fire. Some of that goes for new and more outrageous rides.

Ed Herman rode the Schwarmkopf Katapult, a Bremen-built, computer-driven “loop coaster.” Even before the Morey family, owners of Mariner’s Landing and Morey’s Pier, proclaimed the arrival of the Sea Serpent, Herman knew he had to own this great, grand Tunitic toy.

Resembling a lopsided figure-eight, the Katapult does everything the Sea Serpent does but faster, higher, and, most importantly, in a loop. You have to watch the Sea Serpent in action to figure out what it is, and the Serpent’s mid-air pauses, its slow build-up of tension to a rip-roaring climax, seem tame when viewed from the ground.

But the Katapult is like a Christmas-morning train set built by a demented genius who never heard of gravity. You lose your lunch just looking at it.

Herman lusted for this machine. The Munich coaster was up for sale, and it took a while for him to get the price down to $600,000. He boarded a plane for Germany in September 1984, knowing that the Munich Katapult would follow him home in October, and saw Will Morey sitting across the aisle, smiling.

Wildwood now has two Katapults tearing up the night this summer.

But, as the Wildwood riders say, you ain’t seen nothing yet. The five piers are spending around $15 million upgrading existing rides to new state standards imposed after the Great Adventure fire. Some of that is going for more new and outrageous rides.

Mariner’s Landing recently installed a new 146-foot Ferris Wheel. Hunt’s has an enormous device that will simulate a white water rafting trip and several other rides. Nickles Midway boasts its Katapult, flying carpet, and an Italian Zamperla Dragon roller coaster. Morey’s is putting in a 1,900-foot, $1.5 million Log Flume.

“When compared to our Log Flume,” scoffs Bill Morey Jr., “the Katapult is nothing but a minor ride.”

Ed Herman doesn’t think his Katapult, a duplicate of which will be going up on Morey’s Pier, to be anything less than extraordinary.

And there’s always next summer. “I’ve had my eye on some things,” he says. “But I’ve learned to keep my mouth shut.”

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Saturday 9-12
The bargains, of course, were better a year ago. Architect John Kreger and his wife Colin paid $65,000 for a five-bedroom, one-family house on Deal Lake last summer. After painting and "deodorizing" the place, Kreger now feels he could easily get $95,000 for the house, although he says they like it so much it's doubtful they would sell. For them, Asbury was a kind of refuge from the high cost of starter homes. "I was at the point of saying, 'I'm never going to have a house, a backyard, the whole white-picket-fence syndrome.' Finally I said, 'Colin, we're going to Asbury Park to look.' She said, 'Oh, no, not there. It's all run down.' But we saw it and it was beautiful—the wide streets, the boardwalk. And I'm having the time of my life."

Asbury Park is truly a beautiful city in design. When James A. Bradley founded the community in 1871, he saw to it that all east/west avenues were laid out 100 to 200 feet wide—each a boulevard running from the railroad tracks to the ocean. Much of the land which Bradley owned himself was set aside for parks and churches, which remain well tended. Three lakes—Deal to the north, Sunset in the center, and Wesley to the south—provide beautiful vistas of Victorian architecture in town and in the surrounding communities of Ocean Grove and Loch Arbour. And on the ocean, the Casino and Convention Hall, with their sculpted seahorses, enriched cornices, and fluted columns, serve as

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New Jersey Monthly / July 1985
Vaccaroland

Beaux Arts backdoors for a boardwalk still in relatively good shape.

The boardwalk is what most of us remember about Asbury Park, so crowded on Saturday nights in summer and with so much to see and hear: hysterical girls screaming on the Rock-O-Plane, barkers scooping up dimes at the wheels of chance, kids wearing Kohr’s frozen custard on their chins, Mom letting Dad win at miniature golf. Asbury may have been the epitome of honky tonk — even Cole Porter asked, “Is it Granada or only Asbury Park?” — but it was what we liked, fun for the whole family.

With all this going for it, whatever happened to Asbury Park? Why did people stop coming and why did decay set in like rust on a bungalow porch swing? There are some well-worn scapegoats. First, the Garden State Parkway, which opened in 1954 and made the trek to more southern Shore points much easier for northern New Jerseyans. Second, suburbanization, which saw the spread of tract housing and malls to the west of Asbury, robbing the town of both residents and shoppers. And, of course, the race riots of 1970 which tainted the town with everything urban residents on vacation were trying to get away from.

But Asbury’s problems run deeper than that. “I think they’ve always had a problem defining themselves,” says principal Monmouth County planner Marty Trescott. “Asbury was a tourist attraction, a year-round shopping area. But that changed. The stores moved out to the highway and the people stopped going to the beach. But the idea that they should shift more to a residential community didn’t take hold until now.”

Former Asbury Park Press reporter Battle is more blunt. She blames “the city council, which has sat back and done nothing and its plan after redevelopment plan cross their desk.” Builder Gerald Quenteil, who had hoped to develop the business district along Cookman Avenue in the late ’70s into an arts and antiques center complemented by housing, says the city’s politicians continually frustrated his plans. “All this was available a few years ago,” he says of the new redevelopment schemes, “but they couldn’t get their act together. They were too busy fighting among themselves.”

Henry Vaccaro shouldn’t be bothered by that problem, at least not for awhile. On May 14, four members of the Vaccaro-endorsed “Five for the Future” ticket won election to Asbury Park’s city council, insuring control of that body for the next four years. Among the victors: Vaccaro’s 23-year-old daughter, Toni, who had moved to Asbury Park from Interlaken before the election.

Her father, who claims not to have given the ticket “one penny,” did campaign and was prominently featured in the ticket’s campaign literature. On election day Henry Vaccaro worked the polls at the Asbury Park Elks Club, the stronghold of incumbent council member Eddie English, a member of the opposition “New Team.”

“I wanted to neutralize him,” said Vaccaro. English ran tenth in a field of seventeen, ending 20 years on the council. As might be expected, Toni Vaccaro’s candidacy and her father’s political involvement brought charges of possible conflict of interest during the campaign.

“The thing reeks of bossism,” attacked Jim Rifici, retired vice president of Amerada Hess and chairman of Asbury Park’s Redevelopment Advisory Board. Rifici, who headed up the “New Team” slate, was its lone member elected to the city council.

Voters worried whether the mild political climate which had preceded the election and helped the development plan go from idea to fact in seventeen short months would be threatened by renewed political bickering. But even before the voting machines were cold, Vaccaro was extending the olive branch to Rifici by praising him for his work on the city’s waterfront plan. For his part, Rifici assured the press, “I will not have anything in politics interfere with the redevelopment of Asbury Park.”

“What possibly could be a conflict with a man like Henry Vaccaro?” asks “Five for the Future” head and mayor-to-be Frank Fiorentino rhetorically. “Was there a conflict of interest when Rockefeller was governor of New York and his family owned half the state?”

Fiorentino, whose concrete firm sells construction materials to Vaccaro’s company,
has been a family friend for years. "I put up his electric trains when he was eight years old," he remembers. As a councilman more than two years ago, Fiorentino says he took Vaccaro by the hand and convinced him that the Berkeley-Carteret was a viable project for rehabilitation. "All I can say is, Thank God for Henry Vaccaro.""

The Vaccaros have done their best to convince any doubters that their intentions in Asbury Park are honorable. In January they posted a $9.25 million performance bond to back up the $3.1 million loan the city granted them to restore the Berkeley-Carteret, even though the city did not require it. And they point to the proven real estate development team they have put together for the waterfront redevelopment. Connecticut builder Joseph Carabotta, who will have a 70 percent interest, has built luxury apartments throughout New England. "He is an individual who thinks quality as we do," says Sam Vaccaro. Also involved as limited partners will be two executives of the major real estate firm of Cushman and Wakefield, Richard Levy and Richard Kennedy. And then there's the credibility of TV anchorman Ernie Anastos.

The Vaccaros also point to their own reputation as builders at the Shore and throughout the state. "We've built everything from a school in Manahawkin to a hospital in Secaucus to a prison in Trenton," says Henry Vaccaro. Add in Asbury Park's new city hall as well. "We're tired of working all over the state and making other people rich. We want to spend the rest of our lives working in Asbury Park."

So as the cherry blossoms bloomed on Sunset Lake this spring, it seemed everything in Asbury Park was going the Vaccaro's way. The city and the Vaccaro-Carabotta partnership expected agreement on the 45-acre waterfront plan by early summer. "They have to tie up some loose ends and nail down some short-range plans," says City Manager Sam Addo.

Meanwhile, about 125 Vaccaro workmen were hurriedly nailing down fresh Berkeley-Carteret sheetrock for the hotel's planned July opening. Despite the construction site look to the place, young couples were already booking the Crystal Ballroom for early fall wedding receptions.

But despite the current aura of renewal about the place, Asbury Park still has a long and treacherous way to go before it reaches a true renaissance. As any developer knows, forces beyond control, such as a sudden glut in the national economy, are capable of freezing the best-laid development plans in day-old cement. In addition, Asbury Park has some pitfalls all its own, such as the lack of a federally mandated secondary treatment sewerage facility and the space to put it on, which could cause the developers migraines.

Another possible threat to the redevelopment plan could come from the few landowners in the blighted oceanfront area still operating their businesses. Undoubtedly the most famous is the Stone Pony, the occasional hangout of Bruce Springsteen on Sunday nights and the place where Southside Johnny and the Asbury Jukes got their start. Owner Butch Pielka, who has just opened the Stone Pony Annex down on Second Avenue, says no one has even spoken to him about the redevelopment plan. "I would really like to stay in this town and be relocated if they give us the right place," says Pielka. "But I'm not gonna just take any place they give us." Aware that condemned businesses can still tie developers up in court for quite a while, Vaccaro and city officials insist that all the businesses in the area will have it better than they do now.

Likewise, the city council has in this election year walked gingerly around a proposed rent control ordinance which would limit the amount a landlord could raise rent each year to 2.5 percent, exempting new development. Housing consultant George Sternlieb from Rutgers University advised the council in April against any rent control measure at this time, stating it could inhibit redevelopment. But tenant leader Jerry Sorrento continues to push the case for controlling the three-quarters of the housing units in the city which are rental, even though he says, "I think the cards are stacked against us in this town."

Speaking of cards, I decided one bright May afternoon to take the question of Asbury Park's future to my own paid consultant, Madame Marie, who has been reading cards and palms at the "Temple of Knowl-

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Vaccaroland

edge" next to Convention Hall for 20 years. "I don't do towns," she said flatly when asked if Asbury Park will be redeveloped.

Convention hall, above, and the Casino building, erected in the late 1920s and early '30s, were luxuriously excessive. Both structures are targeted for renovation.

"If we knew that, we'd know whether to buy property," explained her assistant.

So, for the moment, everyone in this once-grand seaside resort, even those with a pipeline to the future, are awaiting the harbingers of redevelopment coming from the office of Henry V. Vaccaro.

Policemen joke that in a few years their patrol cars will read "Vaccaroland." But for the most part city residents seem grateful that someone is finally willing to take a chance on them.

"He is taking a mammoth plunge," says Joe Kenny of Deal Lake Drive. "If it happens, he is the 'gator. And more power to him."

"What I'm doing is for the benefit of the whole town," Henry Vaccaro states. "And if I benefit, the whole town benefits."

Even those with everything to lose are ready to take one last chance. Says Jane Accerra, who was mugged two years ago yet continues to run her Skillo parlor for die-hard players on Ocean Avenue: "For me the redevelopment plan is a total loss because my business will be demolished. But I think it's good for the town. An individual can't be selfish about it. It's a beautiful town and it should come back."

Peter Begans, who will be moving from Ocean Grove to Asbury Park sometime this summer, thinks he got into the Asbury Park housing market "about a year and a half too late."
November 22, 1988

Charles Scott
Director of Surveying & Planning
Office of New Jersey Heritage
CN 404
Trenton, N.J. 08625

RE: George Wurts House
306 Eighth Avenue, Asbury Park
HSI #1303-12

Dear Charles:

The above site was surveyed for the Monmouth County Historic Sites Inventory in 1980, and was listed as not eligible for the National Register.

Subsequent research by James S. Brown and the present owners, Mr. and Mrs. Rusceli, for a forthcoming National Register nomination revealed important information about the site's historical association with George Wurts (1829-1923, noted newspaper editor and N.J. Secretary of State) as well as the buildings architectural integrity and interior qualities. James Brown's nomination will be submitted to your office shortly.

On the basis of this additional data, it is my opinion that the George Wurts House is eligible for the National Register and that the Historic Sites Inventory should be revised accordingly. I have amended the HSI form and enclose a copy for your official file.

Sincerely,

Gail Hunton
Historian/Preservation Specialist

enc.

GH: cas

c: James S. Brown