FINAL SURVEY REPORT
INTENSIVE-LEVEL HISTORIC ARCHITECTURAL
SURVEY OF THE
OCEAN CITY HISTORIC DISTRICTS
OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

VOLUME II: INTENSIVE LEVEL SURVEY FORMS
ASBURY AVENUE TO NINTH STREET

Prepared for:

State of New Jersey
Department of Environmental Protection
Historic Preservation Office

and

State of New Jersey
Department of the Treasury
Division of Property Management and Construction

Project # P1164-00

Prepared by:

Eryn Boyce, Architectural Historian, M.S.
Rachel Craft, Architectural Historian, M.A.
Patrick Harshbarger, Architectural Historian, M.A., M.P.A.

APRIL 2019
(REVISED MAY 2019)
Description:
This 2-story, 3-bay, L-plan, vernacular dwelling with Queen Anne-style influences was constructed in 1905. Its asphalt-shingled hipped roof has overhanging eaves with bracketed, molded cornice featuring an unusual decorative frieze with a geometric relief in a compass pattern. There is an exterior brick chimney toward the rear of the north (side) elevation. Asbestos shingles, which are not original but likely date to the 1920s to 1950s, side the dwelling. Windows are replacement 1/1 vinyl sashes set in wood surrounds. The front has a full-width, single-story wood porch with a hipped roof and is supported by square Doric columns. The porch is enclosed with wood railings and balusters. The porch shields a replacement glazed and paneled door with sidelights in the right bay. An open porch originally wrapped around the side of the house to in-fill the house’s “L” but has been enclosed with strip windows. Access is via a wood staircase on the southwest corner of the porch. The dwelling’s foundation is not visible. There is a circa 1950 front-gabled, rectangular-plan garage at the rear of the property. The garage faces the alley. The building has not been elevated or otherwise altered for flood protection.

According to tax records, 343 Asbury Avenue was constructed in 1905. This date is confirmed by a Sanborn map from 1909. The building appears as a wood-frame, L-plan dwelling with a wraparound front porch that has since been enclosed (Sanborn Map Company 1890, 1909). The building is an example of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles, such as the gambrel roof, and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an
The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

343 Asbury Avenue is located on a rectangular lot on the east side of Asbury Avenue approximately two blocks north of the camp meeting park. The building’s form was altered when the southern portion of the wraparound porch was enclosed. The building’s retains a moderate degree of historic material, most notably the decorative cornice, but window sashes and doors have been replaced. It is an individually undistinguished and late example of Queen Anne-style architecture. It has no known associations with significant historical events or people.

Setting:
The property is presently located outside of the boundaries of the Ocean City Residential Historic District (NR 3/20/2003, SR 1/15/2003) and the local Ocean City Historic District (1/28/1993), which are formed by the alley connecting Third Street and Fourth Street between Asbury Avenue and Central Avenue. The property’s rear property line abuts the district. 343 Asbury Avenue is neighbored by newly constructed dwellings to the north (329-331 Asbury Avenue, 333-335 Asbury Avenue and 337-339 Asbury Avenue). To the south, there are an additional two buildings constructed in 1987 (345-347 Asbury Avenue and 349-351 Asbury Avenue). Across the street are dwellings constructed circa 2000 (328-330 Asbury Avenue and 346 Asbury Avenue). Given the preponderance of buildings of less than 30 years age within the 300 block of Asbury Avenue, the property is judged to not be within an area of potential boundary expansion because there is insufficient historic continuity on the east and west sides of Asbury Avenue. This survey in 2018 concurs with prior surveys in 1991 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Asbury Avenue is one of the study area’s north-south avenues. It has a wide, two-lane asphalt street with concrete curbs and sidewalks and sporadic street trees. The dwellings are short distances from the street and typically have small front yards with landscaping and grass. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 2.5 and 3 stories. Asbury Avenue’s character shifts from residential to commercial south of Sixth Street.

BIBLIOGRAPHY:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: -140779929
Robert J. McLaughlin, Mark Ocean City, NJ 1999
Miller, Fred and Susan Images of America: Ocean City's Historic Hotels 2014
Miller, Fred Ocean City: America's Greatest Family Resort 2003
Miller, Fred Images of America: Ocean City, 1950-1980 2006
Miller, Fred and Susan Legendary Locals of Ocean City, New Jersey 2011
Nationwide Environmental Title Historic Aerials of Ocean City, New Jersey, 1920-2015 Research 2018
Ocean City Div. of Historic District Survey Forms Planning & Development 1991
Rush, Mary Townsend Ocean City Guide Book and Directory 1894
Rush, Mary Townsend Ocean City Guide Book and Directory 1893
Rush, Mary Townsend Ocean City Guide Book and Directory 1895
Rush, Mary Townsend Ocean City Guide Book and Directory 1892
Sanborn Map Company Insurance Maps of the New Jersey Coast 1890
Sanborn Map Company Ocean City, Cape May County, New Jersey 1909
Sanborn Map Company Ocean City 1923
Sanborn Map Company Insurance Maps of New Jersey Coast, New Jersey 1937
Taylor, Frank H Ocean City, NJ 1903

Additional Information:
Demolished: NO
Notes:

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:

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

Historic District? □
District Name: not applicable
Status:

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ Conversion Note: 248
Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft (Primary Contact)
Organization: Hunter Research, Inc.
Ocean City Architectural Survey
Block 307, Lot 5
343 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
345-347 Asbury Ave.

Property ID: -1858644673

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 345-347 Asbury Ave.
Address: 345-347 Asbury Ave
Ownership: Private
Apartment #: 08226

PROPERTY LOCATION(S):

County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 307
Block: 4.01

Description:
This 2-story, 3-bay, front-gabled, rectangular-plan, vinyl-sided dwelling was constructed in 1987. Its asphalt-shingled roof has overhanging, filled eaves. There is a vinyl-clad chimney on the roof’s slope of the south (side) elevation. Windows are 1/1 vinyl sashes set in vinyl surrounds. The front elevation has a full-width, two-story wood porch sheltered by the main roof. The porch is enclosed with wood railings with balusters and supported with wood posts. The porch shields a 2-story, 3-sided bay window in the left bays and sliding glass doors in the right bays. The dwelling rests on a concrete foundation. It has small front and side yards with some landscaping, and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

According to tax records, 345-347 Asbury Avenue was constructed in 1987. This date is confirmed by aerial photography from 1991 (NETR 1991). The lot previously housed two circa 1900, rectangular-plan, wood-frame dwellings (Sanborn Map Company 1909).

345-347 Asbury Avenue is located on a rectangular lot on the east side of Asbury Avenue approximately two blocks north of the camp meeting park. It was constructed in 1987 and is less than 50 years of age at the time of this survey.

Setting:
The property is presently located north and outside of the boundaries of the Ocean City Residential Historic District (NR 3/20/2003, SR

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

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Registration and Status

National Historic Landmark?: □

National Register:

New Jersey Register:

Determination of Eligibility:

Local Designation:

Certification of Eligibility:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey? □

Is this Property an identifiable farm or former farm? □

Location Map: Site Map:

(See Continuation Sheet for Maps)

BIBLIOGRAPHY:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -1858644673

Page 2
Additional Information:
Demolished: NO
Notes:

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? □

District Name: not applicable

Status:

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ ConversionNote: 293

Date from completed: 5/31/2018
Property Name: 349-351 Asbury Avenue
Address: 349-351 Asbury AVE
Ownership: Private
Apartment #: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 307
Block: 4
Lot: 4

Old HSI Number: [Redacted]
NRIS Number: [Redacted]
HABS/HAER Number: [Redacted]

Description:
This 2-story, 3-bay, front-gabled, rectangular-plan, vinyl-sided, vernacular dwelling was constructed in 1987. Its asphalt-shingled roof has overhanging, filled eaves. There is a vinyl-clad chimney on the roof slope of the south (side) elevation. Windows are 1/1 vinyl sashes set in vinyl surrounds. The front elevation has a full-width, wood porch sheltered by the main roof. The porch is enclosed with wood railings and balusters and supported with wood posts. The porch shields a 2-story, 3-sided bay window in the left bays and sliding glass doors in the right bays. The dwelling rests on a concrete foundation. It has small front and side yards with some landscaping, and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

According to tax records, 349-351 Asbury Avenue was constructed in 1987. This date is confirmed by the dwelling’s appearance on an aerial photograph from 1991 (NETR 1991). The lot previously housed a circa 1900, rectangular-plan, wood-frame, Second Empire-style duplex (Sanborn Map Company 1909). Its neighbor at 345-347 Asbury Avenue was constructed during the same year and in the same form and style.

349-351 Asbury Avenue is located on a rectangular lot on the east side of Asbury Avenue approximately two blocks north of the camp meeting park. It was constructed in 1987 and is less than 50 years of age at the time of this survey.

Setting:

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
The property is presently located north and outside of the boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (12/8/1993), which is formed by the alley connecting Third Street and Fourth Street between Asbury Avenue and Central Avenue. The rear of 349-3951 Asbury Avenue abuts the alley. The property is judged to not be within an area of potential boundary expansion because there is insufficient historic continuity on the east and west sides of Asbury Avenue. 345-347 Asbury Avenue, itself a building of 1987 that postdates the recommended updated period of significance of 1879 to 1956, is neighbored by newly constructed dwellings to its north (328-331 Asbury Avenue, 333-335 Asbury Avenue, 337-339 Asbury Avenue and 345-347 Asbury Avenue) and across the street (328-330 Asbury Avenue and 346 Asbury Avenue). This survey in 2018 concurs with prior surveys in 1991 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Asbury Avenue is a north-south avenue along the study area’s western edge. It has a wide, two-lane asphalt street with concrete curbs and sidewalks and sporadic street trees. The dwellings north of Fourth Street are short distances from the street and typically have small front yards with landscaping and grass. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 2.5 and 3 stories. The Ocean City Tabernacle and War Memorial Park area located between Fifth and Sixth Streets. Asbury Avenue’s character shifts from residential to commercial south of Sixth Street.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Additional Information:
Demolished: NO
Notes:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Bridge
0 Structure
0 Landscape
0 Object
0 Industry

Historic District? ☐
District Name: not applicable
Status:

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 143

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 307, Lot 4
349-351 Asbury Avenue
Location Map

NJGIN Orthophotography 2015

USGS 7.5° Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 357-359 Asbury Ave.  Ownership: Private
Address: 357-359 Asbury AVE  Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY  Municipality: Ocean City  Local Place Name: Ocean City
USGS Quad:  Block: 307  Lot: 2

Property Photo:

Description:
This 2.5-story, 4-bay, front-gabled, rectangular-plan, wood-clapboarded, wood-frame, vernacular dwelling with Queen Anne-style influences was constructed circa 1900. The dwelling has an overhanging, asphalt shingle-clad roof. Windows are 2/2 wood-frame set in wood surrounds with 1/1 vinyl exterior coverings. The window in the gable peak features an ornamental lancet arch lintel. The first story has a wraparound wood porch with a hipped roof. The porch's roofline is decorated with spindlework and drop pendants, and has semi-circular wagon wheel ornamentation bracketing the support posts. The porch is enclosed with wood railings with turned spindles. The porch shields glazed and paneled wood doors in the left and right (recessed) bays set in wood surrounds. Access to the porch is via a short, wood staircase in the left bay. A 2-story, 3-sided bay is located on the north (side) elevation. The foundation of the dwelling was not visible. The building has not been elevated or otherwise altered for flood protection. There is a circa 1900 1-story, wood-frame outbuilding that is located at the rear of the property facing the alley.

According to historic aerial photography and historic maps, 357-359 Asbury Avenue was constructed circa 1900 (Sanborn Map Company 1890, 1909). The 1937 Ocean City Directory indicates that Reba Rowe, the widow of Walter Rowe, lived at 357 Asbury Avenue. Rowe did not list an occupation (Polk 1937). The rear outbuilding was constructed circa 1900 as a 1-story, wood-frame, rectangular-plan building. The building is an example of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles, and elaborate ornamentation.

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

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  Property ID: 1539893706
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
providing by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

357-359 Asbury Avenue is located on a rectangular lot on the east side of Asbury Avenue approximately two blocks north of the camp meeting park. The house has no evident major alterations to impact integrity of design, materials or workmanship. It is an individually undistinguished example of mid- to late-19th-century vernacular residential architecture and has no known associations with significant historical events or people.

Setting:
The property is presently located outside of the boundaries of the Ocean City Residential Historic District (NR 3/20/2003, SR 1/15/2003) and the local Ocean City Historic District (1/28/1993), which are formed by the alley connecting Third Street and Fourth Street between Asbury Avenue and Central Avenue. The property’s rear lot line bounds the alley. The property is judged to not be within an area of potential boundary expansion because there is insufficient historic continuity on the east and west sides of Asbury Avenue. 357-359 Asbury Avenue is neighbored by newly constructed dwellings to the north (345-347 Asbury Avenue, 349-351 Asbury Avenue and 353-355 Asbury Avenue) and south (361-363 Asbury Avenue). Across the street, dwellings constructed circa 2000 (328-330 Asbury Avenue and 346 Asbury Avenue) also are modern intrusions. The 300 block of Asbury Avenue no longer maintains a historic residential character with period buildings greatly outnumbered by modern buildings. This survey in 2018 concurs with prior surveys in 1991 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Asbury Avenue is one of the study area’s north-south avenues. It has a wide, two-lane asphalt street with concrete curbs and sidewalks and sporadic street trees. The homes are short distances from the street and typically have small front yards with landscaping and grass. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 2.5 and 3 stories. Asbury Avenue forms the western edge of the study area, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. Asbury Avenue’s character shifts from residential to commercial south of Sixth Street.
Esposito, Frank J. and Robert J. McLaughlin, Mark Miller, Fred and Susan Miller, Fred Miller, Fred Nationalwide Environmental Title Research

Images of American: Ocean City, New Jersey 1996
Ocean City, NJ Images of America: Ocean City's Historic Hotels 2014
Legendary Locals of Ocean City, New Jersey 2011
Images of America: Ocean City, 1950-1980 2006
Ocean City: America's Greatest Family Resort 2003
Historic Aerials of Ocean City, New Jersey, 1920-2015 2018

Building Bridge
Landscape
Industry
Historic District ?
Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)

Date form completed: 10/18/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 1539893706
Ocean City Architectural Survey
Block 307, Lot 2
357-359 Asbury Avenue
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 401-427 Asbury Ave. - old 401 Asbury Ave. (Thriftway Market)
Address: 401-427 Asbury AVE
Ownership: Private
Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):

County: Municipality: Local Place Name: USGS Quad: Block: Lot:
CAPE_MAY Ocean City Ocean City 407 10.03
CAPE_MAY Ocean City Ocean City 407 10.02
CAPE_MAY Ocean City Ocean City 407 10.01
CAPE_MAY Ocean City Ocean City 407 10.04
CAPE_MAY Ocean City Ocean City 407 10.05
CAPE_MAY Ocean City Ocean City 407 10.07
CAPE_MAY Ocean City Ocean City 407 10.06

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

Description:
This property was originally known as 401 Asbury Avenue and contained the Thriftway Market. The Thriftway Market was demolished circa 2016. The property was subdivided into seven lots on which seven new duplexes were constructed between 2016 and 2018. These duplexes are at 401-403 Asbury Avenue (Block 407/Lot 10.07, pictured above), 405-407 Asbury Avenue (Block 407/Lot 10.06), 409-411 Asbury Avenue (Block 407/Lot 10.05), 413-415 Asbury Avenue (Block 407/Lot 10.04), 417-419 Asbury Avenue (Block 407/Lot 10.03), 421-423 Asbury Avenue (Block 407/Lot 10.02) and 425-427 Asbury Avenue (Block 407/Lot 10.01).

401-403 Asbury Avenue (pictured above)

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
This 2-story with raised basement, 3-bay, side-hall, cross-gabled, post-modern dwelling was constructed in 2017. The building's asphalt-shingled roof has staggered, gabled eaves on the front elevation. A vinyl-clad chimney is also located on the front elevation. The rest of the dwelling is sided with vinyl shingles. Windows are a mixture of 1/1 vinyl sashes and picture windows set in vinyl surrounds. The front elevation has a 2-story porch, which is shielded by a partial-width, jerkinhead overhang on the second story. The porch is supported with square Doric columns over brick piers. The glazed and paneled first-story entry is located on the south (side) elevation. The building rests on a stuccoed concrete foundation. The dwelling is situated a short distance from the sidewalk and has small front and side yards.

405-407 Asbury Avenue

This 2-story with raised basement, 2-bay, side-hall, post-modern dwelling was constructed in 2017. The building's asphalt-shingled, hipped roof has a single-bay, projecting, hipped section topped by a square cupola on the front elevation. The rest of the dwelling is covered with vinyl shingles and siding. Windows are 1/1 vinyl sashes with faux muntins set in vinyl surrounds. The front elevation has a 2-story porch, which is shielded by a partial-width, hipped overhang. The porch is supported with square Doric columns over stone-covered piers. The glazed and paneled first-story entry is located the left bay. Access is via a double-sided staircase with a quarter turn on the front elevation to the first story porch. The building rests on a stuccoed concrete foundation. The dwelling is situated a short distance from the sidewalk and has small front and side yards.

409-411 Asbury Avenue

This 2-story with raised basement, 3-bay, center-hall, front-gabled, post-modern dwelling was constructed in 2017. The building's asphalt-shingled, roof has a projecting gambrel overhang on the front elevation. The rest of the dwelling is covered with vinyl shingles and siding. Windows are 1/1 vinyl sashes with faux muntins set in vinyl surrounds. The front elevation has a 2-story porch. The second story is shielded by a partial-width, hipped overhang. The porch is supported with square Doric columns over stone-covered piers. The glazed and paneled first-story entry is located the middle bay. Access is via a staircase on the front elevation to the first story porch. The building rests on a stuccoed concrete foundation. The dwelling is situated a short distance from the sidewalk and has small front and side yards.

413-415 Asbury Avenue

This 2-story with raised basement, 3-bay, center-hall, post-modern dwelling was constructed in 2017. The building’s asphalt-shingled, hipped roof is topped with a cupola. The rest of the dwelling is covered with vinyl shingles and siding. Windows are a mixture 1/1 vinyl sashes and picture windows with faux muntins set in vinyl surrounds. The front elevation has a 2-story porch. The second story is shielded by a partial-width, hipped overhang. The porch is supported with square Doric columns over stone-covered piers. The glazed and paneled first-story entry is located the middle bay. Access is via a staircase on the front elevation to the first story porch. The building rests on a stuccoed concrete foundation. The dwelling is situated a short distance from the sidewalk and has small front and side yards.

417-419 Asbury Avenue

This 2-story with raised basement, 3-bay, center-hall, front-gabled, post-modern dwelling was constructed in 2017. The building’s asphalt-shingled roof has staggered, gabled eaves on the front elevation. A vinyl-clad chimney is also located on the north (side) elevation. The rest of the dwelling is covered with vinyl shingles and siding. Windows are paired 1/1 vinyl sashes with faux muntins set in vinyl surrounds. The front elevation has a 2-story porch, which is shielded by a partial-width, jerkinhead overhang on the second story. The porch is supported with square Doric columns. Access is via a staircase on the front elevation to the first story porch. The building rests on a stuccoed concrete foundation. The dwelling is situated a short distance from the sidewalk and has small front and side yards.

421-423 Asbury Avenue

This 2-story with raised basement, 3-bay, center-hall, cross-gabled, post-modern dwelling was constructed in 2017. The building’s asphalt-shingled roof has flared eaves. A vinyl-clad chimney is also located on the south (side) elevation. The rest of the dwelling is covered with vinyl shingles and siding. Windows are a mixture 1/1 vinyl sashes and picture windows with faux muntins set in vinyl surrounds. The front elevation has a 2-story porch, which is shielded by a partial-width, jerkinhead overhang on the second story. The porch is supported with square Doric columns over brick piers. The glazed and paneled first-story entry is located the middle bay. Access is via a staircase on the front elevation to the first story porch. The building rests on a stuccoed concrete foundation. The dwelling is situated a short distance from the sidewalk and has small front and side yards.

425-427 Asbury Avenue

This 2-story with raised basement, 3-bay, center-hall, front-gabled, post-modern dwelling was constructed in 2017. The building’s asphalt-shingled, roof has a projecting gabled overhang on the front elevation. A vinyl-clad chimney is located on the north (side) elevation. The rest of the dwelling is sided with vinyl. Windows are 1/1 vinyl sashes with faux muntins set in vinyl surrounds. The front elevation has a 2-story porch. The porch is supported with square Doric columns over stone-covered piers. The glazed and paneled first-story entry is located the
middle bay. Access is via a staircase on the front elevation to the first story porch. The building rests on a stuccoed concrete foundation. The dwelling is situated a short distance from the sidewalk and has small front and side yards.

Historical Background

According to tax records, the houses at 401-427 Asbury Avenue were constructed between 2016 and 2018 following the demolition of the Thriftway Market at the former address of 401 Asbury Avenue. The buildings are in a post-modern contemporary style with asymmetrical massing, varied roofs lines, multi-story balconies and details like Doric columns that echo the late-19th and early 20th-century Queen Anne and revival style buildings in the study area.

The dwellings at 401-427 Asbury Avenue are located on rectangular lots on the east side of the 400 block of Asbury Avenue south of the intersection with Fourth Street, approximately one block north of the camp meeting park. They were less than 50 years of age at the time of this survey.

Setting:
The property is presently located outside of the boundaries of the Ocean City Residential Historic District (NR 3/20/2003, SR 1/15/2003) and the local Ocean City Historic District (1/28/1993), which are formed by the alley connecting Fourth Street and Fifth Street between Asbury Avenue and Central Avenue. The rear lot lines of 401-427 Asbury Avenue abut the alley. The property is judged to not be within an area of potential boundary expansion because there is insufficient historic continuity on the east and west sides of Asbury Avenue. Together, the seven houses constructed on the subdivided property comprise a large intrusion. Across the street from these buildings, dwellings constructed after the recommended updated period of significance (1879-1956) populate the west side of Asbury Avenue (408-410 Asbury Avenue, 412-414 Asbury Avenue, 420-422 Asbury Avenue and 424 Asbury Avenue). Together, these buildings disrupt the historic character of the 400 block of Asbury Avenue. This survey in 2018 concurs with prior surveys in 1993 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Asbury Avenue is one of the study area’s north-south avenues. It has a wide, two-lane asphalt street with concrete curbs and sidewalks and sporadic street trees. The homes are short distances from the street and typically have small front yards with landscaping and grass. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 2.5 and 3 stories. Asbury Avenue forms the western edge of the study area, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. Asbury Avenue’s character shifts from residential to commercial south of Sixth Street.

BIBLIOGRAPHY:

Author: The Tichnor Brothers Postcard Collection, Boston Public Library 2018
Title: Polk's Ocean City Directory
Year: West Jersey History Project 2013
Local Designation: Boyd's Ocean City Directory 1922
Polk's Ocean City Directory 1928
Polk's Ocean City Directory 1921
Boyd's Ocean City Directory 1924
Ocean City Residential Historic District, National Register Nomination Form 2001

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: -1680802631
Demolished: YES
Notes: Thriftway Market demolished and address changed to 401-427 Asbury Ave. based on field verification. Block and lots were updated to correspond with the subdivided properties.

More Research Needed? ☑️ (checked=YES)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Bridge
0 Structure
0 Landscape
0 Object
0 Industry

Historic District ? ☑️
District Name: not applicable
Status:

Associated Archeological Site/Deposits? ☑️
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☑️ ConversionNote: 37

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -1680802631
Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: -1680802631
Photograph 2: View of the front (west) elevation of 405-407 Asbury Avenue. View looking east.
Photograph 3: View of the front (west) elevation of 409-411 Asbury Avenue. View looking east.
Photograph 4: View of the front (west) elevation of 413-415 Asbury Avenue. View looking southeast.
Photograph 5: View of the front (west) elevation of 417-419 Asbury Avenue. View looking east.
Photograph 6: View of the front (west) elevation of 421-423 Asbury Avenue. View looking east.
Photograph 7: View of the front (west) elevation of 425-427 Asbury Avenue. View looking southeast.
Ocean City Architectural Survey
Block 407, Lot 10
401-427 Asbury Ave. - old 401 Asbury Ave. (Thriftway Market)
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 2.5-story, 4-bay, rectangular-plan, vinyl-sided, wood-frame, American Foursquare duplex was constructed circa 1915. The dwelling is an example of the American Foursquare form, whose simple form and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles such as the Queen Anne. The American Foursquare gained popularity after 1890 and became widespread during the first decades of the 20th century. The American Foursquare is one of the dominant architectural forms in the Ocean City Historic District, with most examples dating from the 1900s to the 1920s. 429-431 Asbury Avenue's asphalt-shingled, hipped roof has deeply overhanging, filled eaves. Hipped dormers with two windows in each interrupt the cornice on all elevations of the dwelling. Windows are 1/1 vinyl sashes set in vinyl surrounds. One possibly original 6/1 wood-frame attic window is located on the front elevation. The front elevation has a full-width, hipped-roof, wood porch with deeply overhanging, filled eaves that is supported by wood posts. The porch is enclosed with wood railings and balusters. The porch shields a replacement glazed and paneled door in the entryway to 429 Asbury Avenue (left) and a replacement paneled door in the entryway to 431 Asbury Avenue (right). The dwelling rests on a concrete block foundation. It has small front yard, and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

According to historic aerial photography and maps, 429-431 Asbury Avenue was constructed circa 1915. This date is confirmed by the dwelling’s appearance on an aerial photograph from 1920 and a Sanborn map from 1937 (NETR 1920; Sanborn Map Company 1937). The
lot previously housed a 1-story, rectangular-plan, wood-frame dwelling with a full-width front porch and 1.5-story stable at the rear of the property. The 1921 Ocean City Directory indicates that Cora T. Rau, a telephone operator, lived at 429 Asbury Avenue. Marion Steelman, who did not list an occupation, lived at 431 Asbury Avenue (Boyd 1921). The dwelling is an example of the American Foursquare type, whose simple form and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles, such as the Queen Anne. The American Foursquare gained popularity after 1890 and became widespread during the first decades of the 20th century. The American Foursquare type is one of the dominant architectural forms in the Ocean City Historic District, with most examples dating from the 1900s to the 1920s.

429-431 Asbury Avenue is located on a rectangular lot on the east side of Asbury Avenue approximately one block north of the camp meeting park. The building retains its historic form and massing but all exterior material appears to be modern. It is an individually undistinguished example of early-20th-century vernacular residential architecture and has no known associations with significant historical events or people.

Setting:
The property is presently located outside of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993), which are formed by the alley connecting Fourth Street and Fifth Street between Asbury Avenue and Central Avenue. The rear property line of 429-4-31 Asbury Avenue abuts the alley. The property is judged to not be within an area of potential boundary expansion because there is insufficient historic continuity on the east side of Asbury Avenue. 429-431 Asbury Avenue is neighbored to the north by dwellings constructed circa 2017 (401-403 Asbury Avenue, 405-407 Asbury Avenue, 409-411 Asbury Avenue, 413-415 Asbury Avenue, 417-419 Asbury Avenue, 421-423 Asbury Avenue and 425-427 Asbury Avenue). And by dwellings constructed circa 2000 to the south (437-439 Asbury Avenue, 441 Asbury Avenue and 443 Asbury Avenue). The 400 block of Asbury Avenue no longer maintains a historic residential character with period buildings greatly outnumbered by modern buildings. This survey in 2018 concurs with prior surveys in 1991 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Asbury Avenue is one of the study area’s north-south avenues. It has a wide, two-lane asphalt street with concrete curbs and sidewalks and sporadic street trees. The homes are short distances from the street and typically have small front yards with landscaping and grass. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 2.5 and 3 stories. Asbury Avenue forms the western edge of the study area, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. Asbury Avenue’s character shifts from residential to commercial south of Sixth Street.

BIBLIOGRAPHY:

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Demolished: NO
Notes: 429 changed to 429-431 Asbury Ave. based on field verification.

More Research Needed?  [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:  0 Building  0 Bridge
0 Structure  0 Landscape
0 Object  0 Industry

Associated Archeological Site/Deposits?  [ ]
(known or potential sites. If Yes, please describe briefly)
New Jersey Department of Environmental Protection  
Historic Preservation Office  

**PROPERTY REPORT**

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**Property Photo:**

![Property Photo](image)

**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

This 2.5-story with raised basement, 2-bay, rectangular-plan, vinyl-sided, wood-frame, American Foursquare dwelling was constructed circa 1900. Its asphalt-shingled, hipped roof has deeply overhanging, filled eaves. Hipped dormers with paired windows are located on the front (west) and rear (east) elevations. An exterior brick chimney cuts through the roof’s eaves on the north (side) elevation. Windows are replacement 1/1 vinyl sashes set in vinyl surrounds. The front elevation has a full-width, hipped-roof porch with deeply overhanging, filled eaves that is supported by wood, square Doric columns atop rusticated concrete block pillars. The porch is enclosed with replacement vinyl railings and balusters, and has a composite wood deck. The porch shields a replacement glazed and paneled door with sidelights in the side-hall entry. Access is via a vinyl-railed and composite wood-decked staircase on the front elevation. A 1-story, 3-sided bay window is located on the first story of the south (side) elevation. The dwelling rests on a rusticated concrete block foundation. It has small front yard, and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 433 Asbury Avenue was constructed circa 1900 (Sanborn Map Company 1909), replacing an earlier cottage that was present prior to 1890 (Sanborn Map Company 1890). The 1921 Ocean City Directory indicates that Charles Sack, who had a career in automobiles, and his wife Caroline lived at 433 Asbury Avenue (Boyd 1921). The dwelling is an example of the American Foursquare type, whose simple form and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles, such as the Queen Anne. The American Foursquare gained popularity after...
1890 and became widespread during the first decades of the 20th century. The American Foursquare type is one of the dominant architectural forms in the study area, with most examples dating from the 1900s to the 1920s.

433 Asbury Avenue is located on a rectangular lot on the east side of Asbury Avenue approximately one block north of the camp meeting park. It retains its historic form and massing but all exterior material is of a modern character. It is an individually undistinguished example of early-20th-century vernacular residential architecture and has no known associations with significant historical events or people.

Setting:
The property is presently located outside of the boundaries of the Ocean City Residential Historic District (NR 3/20/2003, SR 1/15/2003) and the local Ocean City Historic District (1/28/1993), which are formed by the alley connecting Fourth Street and Fifth Street between Asbury Avenue and Central Avenue. The rear property line of 433 Asbury Avenue abuts the alley. The property is judged to not be within an area of potential boundary expansion because there is insufficient historic continuity on the east side of Asbury Avenue. 429-431 Asbury Avenue is neighbored to the north by dwellings constructed circa 2017 (401-403 Asbury Avenue, 405-407 Asbury Avenue, 409-411 Asbury Avenue, 413-415 Asbury Avenue, 417-419 Asbury Avenue, 421-423 Asbury Avenue and 425-427 Asbury Avenue) and to the south by dwellings constructed circa 2000 (437-439 Asbury Avenue, 441 Asbury Avenue and 443 Asbury Avenue). The 400 block of Asbury Avenue no longer maintains a historic residential character with period buildings greatly outnumbered by modern buildings. This survey in 2018 concurs with prior surveys in 1991 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Asbury Avenue is one of the study area’s north-south avenues. It has a wide, two-lane asphalt street with concrete curbs and sidewalks and sporadic street trees. The homes are short distances from the street and typically have small front yards with landscaping and grass. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 2.5 and 3 stories. Asbury Avenue forms the western edge of the study area, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. Asbury Avenue’s character shifts from residential to commercial south of Sixth Street.
Esposito, Frank J. and Robert J.
McLaughlin, Mark
Miller, Fred
Miller, Fred and Susan
Miller, Fred and Susan
Miller, Fred
Nationwide Environmental Title Research
Ocean City Div. of Planning & Development
Rush, Mary Townsend
Rush, Mary Townsend
Rush, Mary Townsend
Sanborn Map Company
Sanborn Map Company
Sanborn Map Company
Sanborn Map Company
Taylor, Frank H

Additional Information:
Demolished: NO
Notes:

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building  0 Bridge
0 Structure  0 Landscape
0 Object  0 Industry

Historic District?  
District Name:  not applicable
Status:

Associated Archeological Site/Deposits?  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  
ConversionNote:  295
Date form completed:  5/31/2018
Property Name: 447 Asbury Ave.
Address: 447 Asbury Ave
Ownership: Private
Zip: 08226
Apartment #: 

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

Description:
This 2-story, 3-bay, square-plan, asbestos-shingled, vernacular American Foursquare dwelling was constructed circa 1930. Its asphalt-shingled, hipped roof has deeply overhanging, filled eaves. An exterior brick chimney cuts through the roof's eaves on the north (side) elevation. Windows are 1/1 vinyl sashes with faux muntins set in vinyl surrounds on the second story and wood surrounds on the first. The front elevation has a partial-width, hipped-roof porch with deeply overhanging, filled eaves that is supported by wood, square Doric columns. The porch is enclosed with wood railings and balusters, and has a poured concrete deck. The porch shields a replacement glazed and paneled door in the center-hall entry. A 1-story, 3-sided bay window is located on the first story of the south (side) elevation. The dwelling rests on a concrete block foundation. It has a large front yard and is situated at the back of the property along the alley, but faces Asbury Avenue. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 447 Asbury Avenue was constructed circa 1930 (Sanborn Map Company 1937). The lot was undeveloped prior to the current dwelling’s construction and likely served as the side yard to a Victorian dwelling that no longer exists. The dwelling is an example of the American Foursquare type, whose simple form and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles, such as the Queen Anne. The American Foursquare gained popularity after 1890 and became widespread during the first decades of the 20th century. The American Foursquare type is one of the dominant architectural forms in the study area, with most examples dating from the 1900s to the 1920s.
447 Asbury Avenue is located on a rectangular lot on the east side of Asbury Avenue less than one block north of the camp meeting park. It retains its historic form and massing. Material integrity is moderate, with the asbestos shingles likely being original. It is an individually undistinguished example of early- to mid-20th-century vernacular residential architecture and has no known associations with significant historical events or people.

Setting:
The property is presently located outside of the boundaries of the Ocean City Residential Historic District (NR 3/20/2003, SR 1/15/2003) and the local Ocean City Historic District (1/28/1993), which are formed by the alley connecting Fourth Street and Fifth Street between Asbury Avenue and Central Avenue. The rear lot line of 447 Asbury Avenue abuts the alley. The property is judged to not be within an area of potential boundary expansion because there is insufficient historic continuity on the east side of Asbury Avenue. 429-431 Asbury Avenue is neighbored to the north by dwellings constructed circa 2017 (401-403 Asbury Avenue, 405-407 Asbury Avenue, 409-411 Asbury Avenue, 413-415 Asbury Avenue, 417-419 Asbury Avenue, 421-423 Asbury Avenue and 425-427 Asbury Avenue). Other dwellings to the north (437-439 Asbury Avenue, 441 Asbury Avenue and 443 Asbury Avenue) were constructed circa 2000. The 400 block of Asbury Avenue no longer maintains a historic residential character with period buildings greatly outnumbered by modern buildings. This survey in 2018 concurs with prior surveys in 1991 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Asbury Avenue is one of the study area’s north-south avenues. It has a wide, two-lane asphalt street with concrete curbs and sidewalks and sporadic street trees. The homes are short distances from the street and typically have small front yards with landscaping and grass. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 2.5 and 3 stories. Asbury Avenue forms the western edge of the study area, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. Asbury Avenue’s character shifts from residential to commercial south of Sixth Street.
Robert J. McLaughlin, Mark
Miller, Fred and Susan
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Miller, Fred
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Ocean City Div. of Planning & Development
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Miller, Fred and Susan
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2014
Miller, Fred
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2003
Miller, Fred
Images of America: Ocean City, 1950-1980
2006
Nationwide Environmental Title Research
Historic Aerials of Ocean City, New Jersey, 1920-2015
2018

Demolished: NO

Notes:
More Research Needed? (checked=Yes)

Additional Information:

Demolished: NO

Notes:
More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Bridge
0 Structure
0 Landscape
0 Object
0 Industry

Historic District ?
District Name: not applicable
Status:

Associated Archeological Site/Deposits?
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 192

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 549688844
Ocean City Architectural Survey
Block 407, Lot 3
447 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 3-bay, mixed-use building was constructed in two phases: a circa 1900, 2.5-story, gable-front residential phase and a circa 1930, 2-story flat-roof concrete-block commercial phase. The circa 1930 storefront addition forms the front elevation and wraps partially to the north (side) elevation of the earlier circa 1900 residential phase, completing obscuring the older phase from the street. The front elevation is stuccoed, while its north (side) elevation is sided with vinyl. The storefront features a shaped roof parapet and a pent eave with bracketed cornice. Second-story windows have replacement 1/1 vinyl sashes with header brick sills. A pent eave separates the first and second stories, and connects 609 Asbury Avenue with the one-story commercial building at 615 Asbury Avenue. The first-story storefront, which has plate-glass windows to both sides of a glazed metal door, is shielded by a modern canvas overhang. A stone-patterned concrete veneer stretches from below the retail windows to the sidewalk. Behind the circa 1930 storefront is the circa 1900 wood-frame, cross-gabled building that originally occupied the property and rises a half story above the storefront. It has an asphalt-shingled roof and is sided with vinyl. There is a brick chimney located on the rear (east) elevation of rear of the building. There are replacement 1/1 vinyl windows throughout the visible elevations of the circa 1900 section. A non-original wood staircase fills the gap between 609 Asbury Avenue and 615 Asbury Avenue. The building’s foundation was not visible. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 609 Asbury Avenue was constructed circa 1900 (Sanborn Map Company 1890, 1909). The lot was empty prior to the construction of the building. The Sanborn fire insurance map of 1909 indicates that this building was originally constructed as a wood-
Registration and Status:

National Historic Landmark?: □
National Register: □
New Jersey Register: □
Local Designation: □
Determination of Eligibility: □
Other Designation: □
Certification of Eligibility: □
Other Designation Date: □

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

Setting:
The property is presently located west and outside of the boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993). The boundary is formed by the alley that connects Sixth Street and Seventh Street between Central Avenue and Asbury Avenue. The property’s rear lot line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state and local historic districts because it is at the westernmost edge of the study area on Asbury Avenue, a street that has a commercial character that is distinguishable from the dominant pre-1956 residential character of the Ocean City Residential Historic District. Furthermore, the buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronts, signage and awnings.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -1868497827
Esposito, Frank J. and Robert J. McLaughlin, Mark Miller, Fred and Susan Miller, Fred and Susan Miller, Fred Nationwide Environmental Title Research


Ocean City Guide Book and Directory Ocean City Guide Book and Directory Ocean City Guide Book and Directory Ocean City Guide Book and Directory Ocean City, Cape May County, New Jersey Ocean City Ocean City, NJ

Ocean City Sanborn Map Company Insurance Maps of New Jersey Coast Insurance Maps of the New Jersey Coast

Ocean City, NJ

Taylor, Frank H


Additional Information:
Demolished: NO
Notes:
More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

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

Conversion Problem? ConversionNote: 193

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Ocean City Architectural Survey
Block 604, Lot 12
609 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 615 Asbury Ave.
Address: 615 Asbury Ave
Ownership: Private
Apartment #: 6
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 604
Block: 11
Lot: 0

Property Photo:

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

Description:
This 1-story, 6-bay, front-gabled, rectangular-plan, commercial building was constructed circa 1925. Its front-gabled roof is clad with non-original asphalt shingles and the gable peak is sided with replacement vinyl. An asphalt-shingled, hipped overhang under the gable peak connects 615 Asbury Avenue with 609 Asbury Avenue. A modern canvas awning under the overhang shields, six non-original plate-glass windows that are situated over nine louvered panels. A non-original stone-patterned concrete veneer stretches from below the retail windows to the sidewalk. The north and south (side) elevations of the building are painted concrete blocks. A non-original wood staircase fills the gap between 609 Asbury Avenue and 615 Asbury Avenue. The building rests on a concrete block foundation. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 615 Asbury Avenue was constructed circa 1925 (Sanborn Map Company 1909, 1937). The lot previously contained a circa 1900 1-story, wood-frame, L-shaped dwelling. The Sanborn fire insurance map of 1937 indicates that this building was originally constructed as a concrete block, rectangular-plan office building. A rear addition to the building was completed between 1957 and 1963 (NETR 1957, 1963). In 2018, 609 Asbury Avenue and 615 Asbury Avenue were operated as GG's Cleaners.

615 Asbury Avenue is located on a rectangular lot less than one block south of the camp meeting park. It was constructed circa 1925 as an office and modified between 1957 and 1963, apparently in conversion to a retail space. The plate glass storefront is estimated to date from
circa 1957-1963. It is an individually undistinguished example of vernacular, commercial architecture and has no known associations with significant historical events or people.

Setting:
The property is presently located west and outside of the boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993). The boundary is formed by the alley that connects Sixth Street and Seventh Street between Central Avenue and Asbury Avenue. The property's rear lot line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state and local historic districts because it is at the westernmost edge of the study area on Asbury Avenue, a street that has a commercial character that is distinguishable from the dominant pre-1956 residential character of the Ocean City Residential Historic District. Furthermore, the buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area's north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian's perspective, the streetscape is dominated by storefronts, signage and awnings.

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<td>Is this Property an identifiable farm or former farm? [ ]</td>
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Location Map: (See Continuation Sheet for Maps)

Site Map: (See Continuation Sheet for Maps)

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -1697990433
Miller, Fred and Susan  Legendary Locals of Ocean City, New Jersey  2011
Miller, Fred and Susan  Images of America: Ocean City's Historic Hotels  2014
Miller, Fred  Ocean City: America's Greatest Family Resort  2003
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Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes: 613 Asbury Avenue changed to 615 Asbury Avenue based on fieldwork confirmation.

More Research Needed?  ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:  
0 Building  0 Bridge 
0 Structure  0 Landscape 
0 Object  0 Industry

Historic District?  ☐
District Name:  not applicable
Status:

Associated Archeological Site/Deposits?  ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☐  ConversionNote:  97
Date form completed:  5/31/2018
Ocean City Architectural Survey
Block 604, Lot 11
615 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
The building at 617 Asbury Avenue (Block 604/Lot 10, left side of empty lot in photograph) was demolished circa 2018 according to aerial photography (Google Maps 2018). The lot previously contained a wood-frame, rectangular-plan, front-gabled combination storefront and dwelling that was estimated to have been built circa 1900 (Ocean City Division of Planning & Development 1993). At the time of the survey field work (May 2018), the property had not been redeveloped.

Setting:
The property is presently located west and outside of the boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993). The boundary is formed by the alley that connects Sixth Street and Seventh Street between Central Avenue and Asbury Avenue. The property's rear lot line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state and local historic districts because it is at the westernmost edge of the study area on Asbury Avenue, a street that has a commercial character that is distinguishable from the dominant pre-1956 residential character of the Ocean City Residential Historic District. Furthermore, the buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.
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☐ Eligibility Worksheet included in present survey?  ☐ Is this Property an identifiable farm or former farm?

Location Map:  Site Map:

(See Continuation Sheet for Maps)

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Additional Information:
Demolished: YES
Notes:

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:

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

Historic District?  □
District Name:  not applicable
Status:

Associated Archeological Site/Deposits?  □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  □  Conversion Note:  250
Date form completed:  5/31/2018

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft  □ (Primary Contact)
Organization:  Hunter Research, Inc.
The building at 621 Asbury Avenue (Block 604/Lot 9, right side of empty lot in photograph) was demolished between 2013 and 2018 according to aerial photography (NETR 2013; Google Maps 2018). The lot previously contained a circa 1900, 2-story, wood-frame, rectangular-plan combination storefront and dwelling (Ocean City Division of Planning & Development 1993). At the time of this survey (May 2018), the property had not been redeveloped.

Setting:
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Location Map: Site Map:
(See Continuation Sheet for Maps)

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
INTENSIVE-LEVEL USE ONLY:
Attachments Included:
- 0 Building
- 0 Bridge
- 0 Structure
- 0 Landscape
- 0 Object
- 0 Industry

Historic District? □
District Name: not applicable
Status:

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □
Conversion Note: 194

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 357034586
Ocean City Architectural Survey
Block 604, Lot 9
621 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 625 Asbury Ave.
Address: 625 Asbury AVE
Ownership: Private
Apartment #: ZIP: 08226

PROPERTY LOCATION(S):
County: Municipality: Local Place Name: USGS Quad: Block: Lot:
CAPE_MAY Ocean City Ocean City 604 8

Property Photo:

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

Description:
This 1.5-story, single-bay, front-gabled, rectangular-plan building, now a retail store, was constructed as a dwelling circa 1900. The asphalt-shingled roof has slightly overhanging eaves. The building’s gable peak is covered with replacement vinyl fish scale shingles, and all other elevations are sided with replacement vinyl. The window in the gable peak is a replacement 1/1 vinyl sash with faux muntins set in a vinyl surround. The first story features a wraparound porch with a hipped roof that wraps the front (west) and south (side) elevations. The porch has replacement vinyl-coated posts and is enclosed with replacement vinyl railings and balusters, and a non-original concrete deck. The porch shields a non-original picture window that is flanked by replacement 1/1 sashes set in vinyl surrounds and surmounted by replacement vinyl fish scale shingles. The replacement glazed and paneled door is also located under the porch on the south elevation. The porch’s foundation is concrete block. There is a shed-roof, wood-frame addition to the south (side) elevation. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 625 Asbury Avenue was constructed circa 1900 as a 1.5-story, wood-frame, rectangular-plan dwelling with a 1-story wraparound porch. The porch wrapped around to cover the entire south elevation of the dwelling and its 1-story rear wing (Sanborn Map Company 1909). It is unclear when the building was converted from a dwelling to a retail space. In 2018, 625 Asbury Avenue operated as Harbor Outfitters.

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -1364128301
625 Asbury Avenue is located on a rectangular lot less than one block south of the camp meeting park. The building retains its historic form and massing but the fenestration pattern has been altered and all of the exterior materials have been replaced or covered over. The building is an individually undistinguished example of vernacular residential architecture, altered in conversion to retail space, and has no known associations with significant historical events or people.

Setting:
The property is presently located west and outside of the boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993). The boundary is formed by the alley that connects Sixth Street and Seventh Street between Central Avenue and Asbury Avenue. The property’s rear lot line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state and local historic districts because it is at the westernmost edge of the study area on Asbury Avenue, a street that has a commercial character that is distinguishable from the dominant pre-1956 residential character of the Ocean City Residential Historic District. Furthermore, the buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronts, signage and awnings.
Additional Information:
Demolished: NO
Survey: CAP GB 70 v4: Key-contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:

- Building: 0
- Bridge: 0
- Structure: 0
- Landscape: 0
- Object: 0
- Industry: 0

Historic District: □

District Name: not applicable

Status:

Associated Archeological Site/Deposits? □

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

Conversion Problem? □

ConversionNote: 195

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 604, Lot 8
625 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 629 Asbury Ave.  Ownership: Private
Address: 629 Asbury Ave  Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):

County: CAPE_MAY  Municipality: Ocean City  Local Place Name: Ocean City
USGS Quad: 604  Block: 7  Lot: 

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

Description:
This 2.5-story, 3-bay, front-gabled, L-plan, vernacular dwelling was constructed circa 1885. The asphalt-shingled roof has overhanging, filled eaves and non-original, continuous, vinyl-sided shed dormers on the north and south (side) elevations. The building’s gable peak is covered with replacement vinyl fish scale shingles, and all other elevations are sided with non-original asbestos shingles. The window in the gable peak is a replacement 1/1 vinyl sash with faux muntins set in a vinyl surround. The second story has a replacement partially glazed metal door in the right bay that provides access to a non-original deck above the first story porch. Windows on the second story are replacement 1/1 vinyl sashes with faux muntins set in vinyl surrounds. The deck is enclosed with vinyl railings and balusters. The first story features a wraparound porch with a flat roof that wraps the front (west) and north (side) elevations. The porch is supported by square Doric columns and has a non-original concrete deck. The porch shields glazed and paneled doors set in wood surrounds. Windows on the first story are replacement 1/1 vinyl sashes with faux muntins set in wood surrounds. There is a 2-story, flat-roof wing that forms the ell along the east (rear) elevation, and houses a recessed bay. The dwelling rests on a brick foundation. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 629 Asbury Avenue was constructed circa 1885 as a wood-frame, L-plan dwelling with a 1-story wraparound porch. The rear ell was expanded to the east between 1890 and 1909, and another dwelling was constructed on the rear of the property (Sanborn Map Company 1909). According to the 1892 Ocean City Directory, W. Godfrey lived at 629 Asbury Avenue. Godfrey, with an
629 Asbury Avenue is located on a rectangular lot less than one block south of the camp meeting park. The building retains its historic front-gabled form and massing, but all exterior materials are later replacements and any ornamentation, which possibly was in the Queen Anne taste, has been lost or covered over. The building is an individually undistinguished example of vernacular residential architecture. While the dwelling is associated with W. Godfrey, described in a late-19th-century guidebook as an early settler of Ocean City, there is no evidence from later scholarship that he was an individual recognized as making significant contributions or achievements important to local history. The building has no known associations with important people or events.

Setting:
The property is presently located west and outside of the boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993). The boundary is formed by the alley that connects Sixth Street and Seventh Street between Central Avenue and Asbury Avenue. The property’s rear lot line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state and local historic districts because it is at the westernmost edge of the study area on Asbury Avenue, a street that has a commercial character that is distinguishable from the dominant pre-1956 residential character of the Ocean City Residential Historic District. Furthermore, the buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronts, signage and awnings. A few older residential buildings, like 629 Asbury Avenue, remain interspersed with later commercial buildings.

BIBLIOGRAPHY:

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<td>2018</td>
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<td>Esposito, Frank J. and Robert J.</td>
<td>Images of America: Ocean City, New Jersey, Volume II</td>
<td>1998</td>
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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Esposito, Frank J. and Robert J. McLaughlin, Mark Miller, Fred and Susan Miller, Fred

Images of America: Ocean City, New Jersey
Ocean City, NJ
Images of America: Ocean City's Historic Hotels
Legendary Locals of Ocean City, New Jersey
Images of America: Ocean City, 1950-1980
Ocean City: America's Greatest Family Resort
Nationwide Environmental Title Research
Ocean City Div. of Planning & Development
Rush, Mary Townsend Rush, Mary Townsend Rush, Mary Townsend Sanborn Map Company Sanborn Map Company

Images of America: Ocean City, New Jersey
Ocean City Guide Book and Directory
Ocean City Guide Book and Directory
Ocean City Guide Book and Directory
Insurance Maps of New Jersey Coast, New Jersey
Ocean City
Ocean City, Cape May County, New Jersey
Insurance Maps of the New Jersey Coast
Ocean City, NJ

1996
1999
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1991
1895
1892
1894
1893
1937
1923
1909
1890
1903

Additional Information:
Demolished: NO
Notes:
More Research Needed? ☑ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:

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

Historic District ? ☑
District Name: not applicable
Status:
Associated Archeological Site/Deposits? ☑
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☑ ConversionNote: 334
Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: -485964329
Ocean City Architectural Survey
Block 604, Lot 7
629 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
633 Asbury Ave. was constructed circa 1900 as a wood-frame, rectangular-plan dwelling with a 1-story wraparound porch and bay window on the south elevation (Sanborn Map Company 1890, 1909). According to the 1922 Ocean City Directory, Harry R. Steelman, a mail carrier, lived at 633 Asbury Avenue (Boyd 1922). The building is an example of the popular Queen Anne-style influences was constructed circa 1900. The diamond-patterned, asbestos cement-shingled roof has overhanging eaves with exposed rafter tails and copper flashing. A pyramidal tower is located in the northwestern corner of the second story. The first story features a wraparound porch with an asphalt-shingled, hipped roof that is supported by wood posts. The wood-decked porch is enclosed by wood railings with turned spindles. The porch shields a replacement metal door set in a wood surround in the slightly recessed left bay, and tripled replacement 1/1 vinyl sashes with faux muntins set in vinyl surrounds in the right bay. There is a 2-story, 3-sided bay window under the south-facing gable on the side elevation. The dwelling rests on a brick foundation. The building has not been elevated or otherwise altered for flood protection.
Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

633 Asbury Avenue is located on a rectangular lot less than one block south of the camp meeting park. It was constructed circa 1900. The building retains its original form and massing, and has moderate integrity of materials, although siding and window sashes have been updated with modern materials. The building is an individually undistinguished example of vernacular, Queen Anne-style residential architecture and has no known associations with significant historical events or people.

Setting:
The property is presently located west and outside of the boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993). The boundary is formed by the alley that connects Sixth Street and Seventh Street between Central Avenue and Asbury Avenue. The property's rear lot line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state and local historic districts because it is at the westernmost edge of the study area on Asbury Avenue, a street that has a commercial character that is distinguishable from the dominant pre-1956 residential character of the Ocean City Residential Historic District. Furthermore, the buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronts, signage and awnings. A few older residential buildings, like 633 Asbury Avenue, remain interspersed with later commercial buildings.

Registration and Status Dates:
National Historic Landmark?: ☐
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:
SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:
Eligibility Worksheet included in present survey? ☐
Is this Property an identifiable farm or former farm? ☐
Location Map: (See Continuation Sheet for Maps)
Site Map:

BIBLIOGRAPHY:

Author: Boyd's Ocean City Directory
Title: Boyd's Ocean City Directory
Year: 1922
HPO Accession #: (if applicable)

Author: West Jersey History Project
Title: West Jersey History Project
Year: 2013

Author: Polk's Ocean City Directory
Title: Polk's Ocean City Directory
Year: 1937

Author: The Tichnor Brothers Postcard Collection, Boston Public Library
Title: The Tichnor Brothers Postcard Collection, Boston Public Library
Year: 2018

Author: Polk's Ocean City Directory
Title: Polk's Ocean City Directory
Year: 1928

Author: Boyd's Ocean City Directory
Title: Boyd's Ocean City Directory
Year: 1921

Author: Boyd's Ocean City Directory
Title: Boyd's Ocean City Directory
Year: 1924

Author: Bzdak, Meredith A
Title: Ocean City Residential Historic District, National Register Nomination Form
Year: 2001

Author: Cain, Tim
Title: Peck's Beach: A Pictorial History of Ocean City, New Jersey
Year: 1988

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Demolished: NO
Survey: CAP GB 70 v4: Key-contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:

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

Historic District ?  [ ]
District Name: not applicable
Status:

Associated Archeological Site/Deposits?  [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  [ ]
ConversionNote:  335
Date form completed:  5/31/2018

Surveys:

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Ocean City Architectural Survey
Block 604, Lot 6
633 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection  
Historic Preservation Office  

PROPERTY REPORT  

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Property Photo:  

![Property Photo](image_url)

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

Description:  
This 3-story, 3-bay, flat-roof, rectangular-plan, stuccoed commercial building was constructed circa 1925. The flat roof is hidden behind a stepped and arched parapet. The front elevation’s top two floors are defined by a wide, 2-story, 3-sided bay window that has an asphalt-shingled hipped roof. The bay window’s cornice extends over the bay’s flanking windows. The replacement 1/1 sashes (third story) and casement windows (second story) with faux muntins are set in wood surrounds. Wood paneled aprons separate the second and third stories, and the first and second stories. The first story, which houses the primary commercial space, is shielded by a modern canvas awning and covered in a non-original stone-patterned veneer. The first story has large replacement plate glass windows with faux muntins and a glazed metal door in the right bay. The building’s foundation was not visible. The building extends to the rear of the property, and is connected with a rear, 2-story, front-gabled, vinyl-sided addition. The building has not been elevated or otherwise altered for flood protection.

According to historic maps and aerial photographs, 637 Asbury Avenue was constructed circa 1925 (NETR 1920, 1933). The Sanborn map of 1937 indicates that this building was constructed as a 3-story, rectangular-plan, brick building, which is the material assumed to be under the stucco. In 2018, 637 Asbury Avenue operated as Jon and Patty’s Coffee Bar & Bistro.

637 Asbury Avenue is located on a rectangular lot less than one block south of the camp meeting park. The building retains its historic form.
and massing, most interestingly the dominating bay windows, but the material integrity of the exterior is diminished by replacement window sashes and storefront. The building is an individually undistinguished example of vernacular, commercial architecture and has no known associations with significant historical events or people.

Setting:
The property is presently located west and outside of the boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993). The boundary is formed by the alley that connects Sixth Street and Seventh Street between Central Avenue and Asbury Avenue. The property's rear lot line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state and local historic districts because it is at the westernmost edge of the study area on Asbury Avenue, a street that has a commercial character that is distinguishable from the dominant pre-1956 residential character of the Ocean City Residential Historic District. Furthermore, the buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronts, signage and awnings.

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<th>New Jersey Register:</th>
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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 97432540

(See Continuation Sheet for Maps)
Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

- Miller, Fred
- Miller, Fred and Susan
- Miller, Fred and Susan
- Nationwide Environmental Title Research
- Ocean City Div. of Planning & Development
- Rush, Mary Townsend
- Rush, Mary Townsend
- Rush, Mary Townsend
- Rush, Mary Townsend
- Sanborn Map Company
- Sanborn Map Company
- Sanborn Map Company
- T...
Ocean City Architectural Survey
Block 604, Lot 5
637 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection  
Historic Preservation Office

**PROPERTY REPORT**

**Property Name:** 701 Asbury Ave.  
**Address:** 701 Asbury AVE  
**Ownership:** Private  
**Apartment #:**  
**ZIP:** 08226

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**Property Photo:**

![Property Photo]

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

**Description:**

This 3-story, 2-bay, flat-roof, blonde-bricked, rectangular-plan, commercial building was constructed circa 1925 in the late Renaissance Revival style. The flat roof is decorated with a thick, dentiled cornice underlined by a thick frieze. The second and third stories feature 2-story, 3-sided bay windows on the west (front) and north (side) elevations. Replacement 1/1 vinyl sash windows with faux muntins in the projecting bays are set in wood surrounds. The bay windows are separated by wood panel aprons. Windows on the second and third stories of the north elevation are replacement 1/1 vinyl sashes with faux muntins set in vinyl surrounds. They are situated on the north elevation in single, double and triple groupings, and have brick false-arch lintels with limestone keystones and header brick sills. A molded wood cornice separates the first and second stories. The storefront on the first story projects from the west elevation toward Asbury Avenue, but is flush with the north elevation. On the west elevation, a thick, wood-paneled cornice lines the flat roof of the extension. The chamfered main entry to the commercial space is a replacement glazed, metal door facing the corner of Asbury Avenue and Seventh Street. Non-original plate glass windows in tripled groupings form the storefront on the west and north elevations. Quoins in the brick separate the commercial windows. Stuccoed concrete fills the space between the window sills and the building's foundation. A secondary entry on the north elevation is marked by a wrought-metal gate and is situated between quoined pilasters. The building's foundation was not visible. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 701 Asbury Avenue was constructed circa 1925 (NETR 1920, 1933). The Sanborn map of 1937 indicates that
this building was constructed as a 3-story, rectangular-plan, brick building with projecting, 3-sided bay windows on the north and west elevations. The extension of the first story on the west elevation appears by this map to be original to the building’s construction. The building was originally divided into four storefronts; two fronted Asbury Avenue and two fronted Seventh Street (Sanborn Map Company 1937), but has since been combined into a single store. The lot was previously occupied by a circa 1885 wood-frame dwelling. According to the 1928 Ocean City Directory, Raymond Armstrong, a carpenter, and his wife Edith lived in an apartment at 701 Asbury Avenue. They were one of several families that occupied the apartments above the storefronts at 701 Asbury Avenue (Polk 1928). In 2018, 701 Asbury Avenue operated as Fazzio Interiors, Inc.

701 Asbury Avenue is located on a rectangular lot approximately two blocks south of the camp meeting park. It was constructed circa 1925. The building has moderate integrity of design and materials, the principal alteration being to the first-story storefronts and replacement window sashes. The building is an individually undistinguished example of vernacular, commercial architecture in the late Renaissance Revival style, which was one of the most popular styles for commercial architecture from the 1890s to the 1930s. The building has no known associations with significant historical events or people.

Setting:
The property is presently located approximately 50 feet southwest and outside of the western boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which follows the north side of Seventh Street and the east side of Central Avenue. It is also outside of the western boundary of the local Ocean City Historic District (1/28/1993) which is formed by the alley that connects Seventh Street and Eighth Street between Central Avenue and Asbury Avenue. 701 Asbury Avenue’s rear property line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state or local historic districts. The majority of buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronts, signage and awnings.

Seventh Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. Driveways and garages providing off-street parking are rare, which makes on-street parking frequent. Houses line both sides of the street, with many of them oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.
Polk’s Ocean City Directory 1928
Ocean City Residential Historic District, National Register Nomination Form 2001
Peck’s Beach: A Pictorial History of Ocean City, New Jersey 1988
Images of American: Ocean City, New Jersey 1996
Images of America: Ocean City, New Jersey, Volume II 1998
Ocean City, NJ 1999
Legendary Locals of Ocean City, New Jersey 2011
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Ocean City Guide Book and Directory 1894
Insurance Maps of New Jersey Coast, New Jersey 1937
Ocean City 1923
Insurance Maps of the New Jersey Coast 1890
Ocean City, Cape May County, New Jersey 1909
Ocean City, NJ 1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v4: Key-contributing to H.D. (1/1/1990)
Notes:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District ? (checked=No)
District Name: not applicable
Status:
Associated Archeological Site/Deposits? (checked=No)
(known or potential sites. If Yes, please describe briefly)

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 436012589
Ocean City Architectural Survey
Block 707, Lot 13
701 Asbury Ave.
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property ID: 1565196312

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 709-711 Asbury Ave.
Address: 709-711 Asbury Ave
Ownership: Private
Apartment #: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 707
Block: 11
Lot: 11

Property Photo:

Description:
This 2-story, 4-bay, flat-roof, rectangular-plan, commercial building was constructed circa 1925. The flat roof is decorated with a false-front shallow mansard roof clad in replacement asphalt shingles with a centered, wood, 4-light window set in a vinyl surround. A thick, vinyl cornice separates the mansard front from the second story. The front elevation of the second story features a wide, vinyl-shingled, 3-sided bay window that slightly projects over the first story. Windows in the projecting bay are quadrupled, replacement 1/1 vinyl sashes set in vinyl surrounds and flanked by single, replacement 1/1 vinyl sashes. An asphalt-shingled, hipped overhang with a thick, vinyl cornice partially shields the first story commercial spaces. The commercial spaces are sided with wood board and batten on the front elevation. The outer bays house replacement glazed and paneled doors, while the inner bays house large, replacement, commercial plate glass windows. A non-original stone-patterned veneer decorates the front elevation from the window sills to the sidewalk. The north and south (side) elevations of the building are sided with vinyl. The building rests on a concrete foundation. The building has not been elevated or otherwise altered for flood protection.

According to historic maps and a city directory, 709-711 Asbury Avenue was constructed circa 1920 (NETR 1920; Boyd 1922). The Sanborn map of 1937 indicates that this building was constructed as a 2-story, wood-frame, rectangular-plan, building that housed two storefronts at 709 and 711 Asbury Avenue (Sanborn Map Company 1937). The lot was previously occupied by a circa 1885 wood-frame grocery store (Sanborn Map Company 1890). According to the 1922 Ocean City Directory, Harry Sannino worked as a shoemaker at 709 Asbury Avenue,
Dominick Gerbasio, a barber, lived at 711 Asbury Avenue. In 2018, 709 Asbury Avenue operated as “City 2 Shore Gourmet”, and 711 Asbury Avenue operated as “Art on Asbury.”

709-711 Asbury Avenue is located on a rectangular lot approximately two blocks south of the camp meeting park. The circa 1920 vernacular commercial building retains its historic form and massing but has low integrity of materials. The building is an individually undistinguished example of vernacular, 20th-century commercial architecture and has no known associations with significant historical events or people.

Setting:
The property is presently located approximately 140 feet west and outside of the western boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which follows the east side of Central Avenue. It is also outside of the western boundary of the local Ocean City Historic District (1/28/1993) which is formed by the alley that connects Seventh Street and Eighth Street between Central Avenue and Asbury Avenue. 709-711 Asbury Avenue's rear property line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state or local historic districts. The majority of buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronts, signage and awnings.

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Sanborn Map Company Insurance Maps of New Jersey Coast, New Jersey 1937
Sanborn Map Company Insurance Maps of the New Jersey Coast 1890
Sanborn Map Company Ocean City 1923
Taylor, Frank H Ocean City, NJ 1903

Additional Information:
- Demolished: NO
- Notes: 711 Asbury Avenue was changed to 709-711 Asbury Avenue based on fieldwork confirmation.

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
- Attachments Included:
  - Building: 0
  - Bridge: 0
  - Structure: 0
  - Landscape: 0
  - Object: 0
  - Industry: 0
- Historic District ?
  - District Name: not applicable
- Status:
- Associated Archaeological Site/Deposits?
  - (known or potential sites. If Yes, please describe briefly)

Conversion Problem? (checked)=No
ConversionNote: 196
Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Ocean City Architectural Survey
Block 707, Lot 11
709-711 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2-story, 3-bay, front-gabled, rectangular-plan, stuccoed, commercial building was constructed circa 1900. The gable-front is obscured by a parapeted false front. The parapet is underlined by a tiled pent eave that is supported by paired brackets within a thick frieze. The second story has replacement vinyl casement windows that have replacement molded wood lintels and sills. The windows in the middle bay of the second story are paired. A modern, canvas awning on the first story shields non-original paired, plate-glass windows on either side of a non-original glazed, metal entry. The windows and awning are framed by molded wood surrounds. The building rests on a concrete foundation. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 713 Asbury Avenue was constructed circa 1900 (Sanborn Map Company 1890, 1909). The Sanborn map of 1909 indicates that this building was constructed as a 2-story, wood-frame, rectangular-plan building with a storefront that had a 1-story, full-width porch (Sanborn Map Company 1909). According to the 1921 Ocean City Directory, Caroline Knecht lived at 713 Asbury Avenue. The parapeted false front and present storefront were added to the building’s front elevation at later date, likely circa 1920s to 1950s based on style. In 2018, 713 Asbury Avenue operated as August Heart.

713 Asbury Avenue is located on a rectangular lot approximately two blocks south of the camp meeting park. The building is an altered and individually undistinguished example of vernacular, commercial architecture and has no known associations with significant historical events.
Setting:
The property is presently located approximately 140 feet west and outside of the western boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which follows the east side of Central Avenue. It is also outside of the western boundary of the local Ocean City Historic District (1/28/1993) which is formed by the alley that connects Seventh Street and Eighth Street between Central Avenue and Asbury Avenue. 713 Asbury Avenue’s rear property line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state or local historic districts. The majority of buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by store fronts, signage and awnings.

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Sanborn Map Company  Insurance Maps of the New Jersey Coast  1890
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes:

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
- Building 0
- Structure 0
- Object 0
- Bridge 0
- Landscape 0
- Industry 0

Historic District?  
District Name:  not applicable
Status:
Associated Archeological Site/Deposits?  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  
ConversionNote:  296
Date form completed:  5/31/2018
Ocean City Architectural Survey
Block 707, Lot 10
713 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 3-story, 6-bay, flat-roof, vinyl-sided, rectangular-plan, commercial building was constructed circa 1900. The front elevation of the front-gabled building has a stepped false front. The third story has an arched pediment over quadrupled replacement 1/1 metal sash windows set in vinyl surrounds. A pent eave covered in diamond-patterned asbestos cement shingles covers a row of six strip windows on the second story. The windows are 6/6 wood windows set in vinyl surrounds. The first story also has a diamond-patterned asbestos cement-shingled pent eave with a thick molded cornice to shield the storefront. The outer bays of the first story house entries to the storefronts. The leftmost bay has been filled, while the rightmost bay contains a glazed, wood door. The middle bays feature a four-bay, three-sided, plate-glass bay window set in wood surrounds with wood paneled aprons. The entries and picture windows are surmounted by multi-light, wood transoms. The building rests on a concrete foundation. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 717 Asbury Avenue was constructed circa 1900 (Sanborn Map Company 1890, 1909). The Sanborn map of 1909 indicates that this building was constructed as a 3-story, wood-frame, rectangular-plan building with 2-story, full-width porch (Sanborn Map Company 1909). The building was labeled as the “Ocean City House,” and had two, 3-story wings added to the rear elevation. The lot was previously occupied by a circa 1885, 2-story, wood-frame, rectangular-plan, storefront with a full-width front porch (Sanborn Map Company1890). It is unclear when the porch on the second story was enclosed, or when the first story was converted to a storefront, but stylistically it suggests a date between 1920 and 1950. According to the 1921 Ocean City Directory, John Cheeseman, a cook, lived at 717 Asbury Avenue.
Asbury Avenue. In 2018, 717 Asbury Avenue operated as Yoga Ginger.

717 Asbury Avenue is located on a rectangular lot approximately two blocks south of the camp meeting park. The building is an altered and individually undistinguished example of vernacular, commercial architecture and has no known associations with significant historical events or people.

Setting:
The property is presently located approximately 140 feet west and outside of the western boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which follows the east side of Central Avenue. It is also outside of the western boundary of the local Ocean City Historic District (1/28/1993) which is formed by the alley that connects Seventh Street and Eighth Street between Central Avenue and Asbury Avenue. 717 Asbury Avenue’s rear property line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state or local historic districts. The majority of buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronst, signage and awnings.

Registration and Status Dates:

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

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

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Taylor, Frank H       Ocean City, NJ       1903

Additional Information:
Demolished: NO
Notes:

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Bridge
0 Structure
0 Landscape
0 Object
0 Industry

Historic District? □
District Name: not applicable
Status:
Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □
ConversionNote: 395

Date form completed: 5/31/2018
Property Name: 721 Asbury Ave.
Address: 721 Asbury Ave
Ownership: Private
Apartment #: 
ZIP: 08226
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 707
Block: 8
Lot: 

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

Description:
This 2.5-story, 3-bay, front-gabled, rectangular-plan, mixed-use commercial building was constructed circa 1885. The front elevation is sided with non-original asbestos shingles, while the north and south (side) elevations are sided with vinyl, and the east (rear) elevation is stuccoed. The gable peak of the asphalt-shingled, gable-front roof has a replacement 1/1 vinyl sash with faux muntins set in a wood surround. The second story has an enclosed porch with paired, replacement 1/1 vinyl sashes set in vinyl surrounds. Entries to the porch face north and south, and have wood-decked balconies enclosed with vinyl railings and balusters. A shed-roof overhang with a wood, dentilled cornice slightly hangs over the first-story storefront. A modern, canvas awning shields much of the first story. A large, non-original plate-glass window in the left bay has a header brick sill and is angled inward toward the off-center, recessed main entry. The main entry contains a replacement glazed door surmounted by a broken pediment. The window in the right bay has been filled and contains a retail sign. The building has a circa 1925 addition to the rear of the building that has a concrete block foundation. The building rests on a concrete foundation. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 721 Asbury Avenue was constructed circa 1885 as a wood-frame, rectangular-plan dwelling with full-width porch (Sanborn Map Company 1890). The building was altered to function as a storefront between 1890 and 1909, likely resulting in the enclosure of the front porch. The building was altered again between 1909 and 1937 with the addition of a 1-story, concrete-block wing to the rear. It served as a paint store in 1937 (Sanborn Map Company 1890, 1909, 1937). The rear addition was altered into its current form between
1956 and 1957 (NETR 1956, 1957). It is unclear when the enclosed porch on the second story was added to the front elevation. According to the 1921 Ocean City Directory, Mary E. Corson, the widow of Youngs Corson, lived at 721 Asbury Avenue. Corson did not list an occupation. In 2018, 721 Asbury Avenue operated as Rauhauser’s Candies.

721 Asbury Avenue is located on a rectangular lot approximately two blocks south of the camp meeting park. The building is an altered and individually undistinguished example of vernacular residential architecture converted into a storefront and has no known associations with significant historical events or people.

Setting:
The property is presently located approximately 140 feet west and outside of the western boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which follows the east side of Central Avenue. It is also outside of the western boundary of the local Ocean City Historic District (12/28/1993) which is formed by the alley that connects Seventh Street and Eighth Street between Central Avenue and Asbury Avenue. 721 Asbury Avenue’s rear property line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state or local historic districts. The majority of buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronts, signage and awnings.

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

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

Location Map: Site Map:
(See Continuation Sheet for Maps)

BIBLIOGRAPHY:

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Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 1330021354
Page 2
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Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes:

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0  Building  0  Bridge
0  Structure  0  Landscape
0  Object  0  Industry

Historic District?  (checked=No)
District Name:  not applicable
Status:
Associated Archeological Site/Deposits?  (checked=No)
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  (checked=No)  ConversionNote:  252
Date form completed:  5/31/2018

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft  (Primary Contact)
Organization:  Hunter Research, Inc.
Property ID:  1330021354
Ocean City Architectural Survey
Block 707, Lot 8
721 Asbury Ave.
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection  
Historic Preservation Office  

PROPERTY REPORT  

Property Name: 755 Asbury Ave.  
Address: 755 Asbury Ave  
Ownership: Private  

PROPERTY LOCATION(S):  
County: CAPE_MAY  
Municipality: Ocean City  
Local Place Name: Ocean City  
USGS Quad: 707  
Block: 2  
Lot:  

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

Description:  
This 3-story, 4-bay, flat-roof, rectangular-plan, brick, mixed-use building was constructed circa 1900. The building’s roofline is decorated with a thick, wood, dentiled cornice that is book-ended by pointed finials atop paired brackets. Quoins in the brickwork decorate the corners of the front elevation. Two, 2-story, 3-sided bay windows on the front elevation have thick molded cornices and are sided with replacement vinyl. The first-story storefront is housed in a non-original addition to the front elevation. The addition has a ceramic-tiled pent eave over a non-original stuccoed exterior. Replacement paneled doors in the recessed left and right bays provide access to the living quarters above the storefront. The middle bays are recessed and contain replacement, glazed, double door to the left and a plate glass window to the right. Both bays are surmounted by filled fanlights. The building’s foundation was not visible. The building has not been elevated or otherwise altered for flood protection.  

According to historic maps, 755 Asbury Avenue was constructed circa 1900 (Sanborn Map Company 1890, 1909). The Sanborn map of 1909 indicates that this building was constructed as a rectangular-plan, brick building with wood, projecting bay windows on the front elevation. It housed a storefront and an office. Between 1909 and 1937, 755 Asbury Avenue was conjoined with 761 Asbury Avenue, or “The Bourse,” and functioned as one storefront (Sanborn Map Company 1937). The 1-story addition to the front elevation was also present in 1937. According to the 1921 Ocean City Directory, Harry S. Mills, a clerk, and his wife Ada M. Mills lived at 755 Asbury Avenue. In 2018, 755 Asbury Avenue operated as Mia’s Christmas Gallery.
755 Asbury Avenue is located on a rectangular lot approximately two blocks south of the camp meeting park. The building is an altered and individually undistinguished example of vernacular, commercial architecture and has no known associations with significant historical events or people.

**Setting:**
The property is presently located approximately 140 feet west and outside of the western boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which follows the east side of Central Avenue. It is also outside of the western boundary of the local Ocean City Historic District (1/28/1993) which is formed by the alley that connects Seventh Street and Eighth Street between Central Avenue and Asbury Avenue. 755 Asbury Avenue's rear property line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state or local historic districts. The majority of buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronts, signage and awnings.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey  
**Surveyor:** Eryn Boyce and Rachel Craft  
**Organization:** Hunter Research, Inc.  
**Property ID:** 845769763
Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
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Organization: Hunter Research, Inc.

Miller, Fred
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Insurance Maps of New Jersey Coast, New Jersey 1937
Taylor, Frank H
Ocean City, NJ 1903

Notes:
More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? (checked=No)
District Name: not applicable
Status:

Associated Archeological Site/Deposits? (checked=No)
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? (checked=No)
ConversionNote: 253

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 707, Lot 2
755 Asbury Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
**Property Name:** 761 Asbury Ave. (The Bourse)  
**Address:** 761 Asbury AVE  
**Ownership:** Private  
**ZIP:** 08226

**County:** CAPE_MAY  
**Municipality:** Ocean City  
**Local Place Name:** Ocean City  
**Block:** 707  
**Lot:** 1

**Description:**
This 3-story, 5-bay, flat-roof, rectangular-plan, orange brick and stucco, mixed-use building was constructed circa 1900. The building is located at the northeast corner of Asbury Avenue and Eighth Street with its primary narrow façade facing Asbury Avenue. The building has a rounded southwest corner that is topped by a circular, flat-roof tower base (the tower’s conical peak is gone). A thick molded cornice above a frieze relieved by floral swags decorates the roofline. The rounded corner of the frieze contains the word “BOURSE” spelled out in relief. The building’s front elevation is 5 bays at street level with the two leftmost bays located in a circa 1925, 2-story addition. Brick covers the west (front) elevation and rear section of the building, while the extended storefront and adjacent four bays on the south (side) elevation are coated with stucco. Pilasters and bands in the brickwork separate bays and stories on the front and side elevations into a grid-like pattern. Windows on the third story are replacement 1/1 metal sashes surmounted by dentiled lintels. Windows on the second story are replacement 1/1 metal sashes with brick arches. The flat-roof storefront consists of mostly replacement, fixed plate-glass windows. Non-original glazed entries are located between window bays. The westernmost four bays on the first story of the south (side) elevation, which likely were windows, have been in-filled with blank stuccoed walls. A hipped, standing-seam copper overhang shields replacement picture windows on either side of an entry to another storefront at the rear of the building on the south elevation. The building’s foundation was not visible. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 761 Asbury Avenue was constructed circa 1900 as the "Bourse Building" (Sanborn Map Company 1890, 1909).
The Sanborn map of 1909 indicates that this building was constructed as a 3-story, rectangular-plan, wood-frame building with brick veneer and a rounded, southwestern corner. The storefronts facing Asbury Avenue contained an office and a pharmacy, while the storefront that faced Eighth Street contained the post office. The building was constructed by Joseph G. Champion, who also served as Ocean City’s longest-serving mayor from 1901 to 1907, and again from 1915 to 1931. Champion constructed many dwellings throughout Ocean City during the early- to mid-20th century. During his tenure as mayor, Champion oversaw the construction of Ocean City’s new boardwalk following the fire of 1927 (Kelly 2018). Around 1925, 761 Asbury Avenue was conjoined with 755 Asbury Avenue by a 2-story, brick addition and functioned as one storefront (Sanborn Map Company 1937). A 1-story addition to the west elevation stretched the length of the then-connected buildings. The Sanborn map of 1937 also indicates that the building housed offices on the second story and apartments on the third story. According to the 1921 Ocean City Directory, the Milwaukee Underwriters operated at 761 Asbury Avenue. Frank E. Darby also operated a real estate business at 761 Asbury Avenue.

761 Asbury Avenue is located on a rectangular lot approximately two blocks south of the camp meeting park at the northeastern corner of Asbury Avenue and Eighth Street. The building has several alterations including loss of tower peak, replacement window sashes, application of stucco to some elevations and modern storefronts and storefront addition on the primary elevation. The building is an altered example of early-20th-century commercial architecture. It is not associated with any historic events and although associated with potentially important individual, Mayor Joseph G. Champion, the property is not likely to be associated with his accomplishments or achievements as a successful local politician but as a real estate developer.

Setting:
The property is presently located approximately 140 feet west and outside of the western boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which follows the east side of Central Avenue. It is also outside of the western boundary of the local Ocean City Historic District (12/8/1993) which is formed by the alley that connects Seventh Street and Eighth Street between Central Avenue and Asbury Avenue. 761 Asbury Avenue’s rear property line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state or local historic districts. The majority of buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronts, signage and awnings.

Eighth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.

BIBLIOGRAPHY:

Author: (None Listed) Title: Polk’s Ocean City Directory Year: 1924 HPO Accession #: (if applicable)

Author: (None Listed) Title: West Jersey History Project Year: 2013

Author: (None Listed) Title: The Tichnor Brothers Postcard Collection, Boston Public Library Year: 2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey Property ID: 2013962886

Surveyor: Eryn Boyce and Rachel Craft (Primary Contact) Organization: Hunter Research, Inc.
Polk's Ocean City Directory 1928
Boyd's Ocean City Directory 1922
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Ocean City, NJ 1903

Additional Information:
Demolished: NO
Notes:

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 0 Building 0 Bridge
0 Structure 0 Landscape
Ocean City Architectural Survey
Block 707, Lot 1
761 Asbury Ave. (The Bourse)
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 7-story, 4-bay, flat-roof, rectangular-plan, stone block and brick veneer, flat-roof commercial building was constructed in 1924 as the First National Bank Building. The building is located at the southeast corner of Asbury Avenue and Eighth Street with its primary façade ad main entry facing west onto Asbury Avenue. The building's flat roof is decorated with a thick, stone cornice. The building has a simple flat roof line with a plain brick parapet above a molded cornice. Numerous microwave cells are attached to the parapet. The five stories at the top of the building are comprised of lightly colored brick pierced by rows of single windows holding replacement 1/1 vinyl sash windows with faux muntins over stone lintels. A thick frieze separates the brick upper stories of the building from the two lower stone-block veneered stories. The 2-story bottom portion of the building exhibits Classical Revival style-influenced details, befitting a bank. The stone frieze is decorated with triglyphs over a band with floral medallions. The west (front) elevation has a 2-story arched entry with a keystone. The arch is filled with replacement metal-frame windows that surmount paired, metal, glazed doors. Windows on the first story of the front elevation are surmounted by thick lintels with dentils, floral medallions and a Greek key pattern. A storefront is located in the southwestern corner of the front elevation, which consists of vinyl windows with faux muntins shielded by a modern, canvas overhang. The north (side) elevation has five oversize plate-glass windows that span the bottom two stories of the building. The windows are outlined by square Doric pilasters. Windows in the outer bays of the north elevation are replacement vinyl windows with faux muntins surmounted by replacement vinyl transoms. The building's foundation was not visible. The building has not been elevated or otherwise altered for flood protection.
801 Asbury Avenue was constructed in 1924 according to a local newspaper article (Bellano 2014). This date is confirmed by the buildings presence on aerial photograph in 1933 (NETR 1920, 1933). The First National Bank of Ocean City was established in 1902 and originally occupied a 2-story building, still in existence, at the northwest corner of Asbury Avenue and Eighth Street. A larger bank building with rental office space in the upper stories was constructed cattycorner to the original bank in 1924. Offices were located in the six stories above the bank lobby. Storefronts were included in the building’s construction on the southwestern and northeastern corners of the building, facing Asbury Avenue and Eighth Street, respectively (Sanborn Map Company 1937). The building was rehabilitated in 1994 (Bellano 2014), and in 2018 was known as the Crown Bank Building. The commercial style, a term used to characterize urban commercial buildings of five or more stories constructed from the late-19th century to the mid-20th century, often utilizes steel-frame construction. Masonry comprises the exteriors of commercial style buildings, with windows located between the beams of the framework. Ornamentation is subordinate to the style’s use of light and space. Steel-frame construction allows for a high level of fire-proofing and structural support for several stories that wood-frame construction did not offer.

801 Asbury Avenue is located on a rectangular lot approximately three blocks south of the camp meeting park at the southeastern corner of Asbury Avenue and Eighth Street. The building retains its original form and massing but all windows and doors are modern replacements. It is an individually undistinguished example of commercial-style architecture and has no known associations with significant historical events or people.

Setting:
The property is presently located approximately 140 feet west and outside of the western boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which follows the east side of Central Avenue. It is also outside of the western boundary of the local Ocean City Historic District (1/28/1993) which is formed by the alley that connects Seventh Street and Eighth Street between Central Avenue and Asbury Avenue. 701 Asbury Avenue’s rear property line abuts the alley. This survey update in 2018 recommends that the property is not within an area of potential boundary expansion of the national/state or local historic districts. The majority of buildings on Asbury Avenue south of Sixth Street are a mix of converted residential buildings (mostly dating prior to 1920) and commercial buildings (mostly dating from the mid-20th century to present) that offer a distinctively different feel and historical pattern of use than the residential streets of Central, Wesley and Ocean Avenues to the east.

Asbury Avenue is one of the study area’s north-south avenues. It is a wide, two-lane asphalt street with parallel parking and concrete sidewalks to both sides. Major intersections are controlled by stop lights. South of Sixth Avenue, Asbury Avenue transitions from the camp meeting park to a commercial district with buildings varying from one to six stories, typically set against the sidewalk. From a pedestrian’s perspective, the streetscape is dominated by storefronts, signage and awnings.

Eighth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Most buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.

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Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v4: Key-contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:  0 Building  0 Bridge
0 Structure  0 Landscape
0 Object  0 Industry

District Name:  not applicable
Status:

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 254

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 806, Lot 9
801 Asbury Ave. (First National Bank Building)
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 332-334 Atlantic Ave.  
Address: 332-334 Atlantic AVE  
Ownership: Private  
Apartment #:  
ZIP: 08226

**PROPERTY LOCATION(S):**  
County: CAPE_MAY  
Municipality: Ocean City  
Local Place Name: Ocean City  
USGS Quad: 304  
Block: 32  
Lot: 33

**Property Photo:**

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332 Atlantic Avenue (Annie's Carousel)

This 1-story, 3-bay, vernacular, wood-frame commercial building (originally a residence) was constructed in 1920. It has an asphalt-shingle, gable-front roof and is clad with replacement vinyl siding. A pent roof spans the front elevation and encloses the gable at the attic level. A plate-glass picture window dominates the front elevation, and an additional picture window is located on the south (side) elevation. The remaining windows contain double-hung 1/1 wood sash. All windows have vinyl surrounds. The first story is recessed beneath the pent roof, which is supported by square posts. The porch shields the off-center entry, which contains a multi-light glazed wood door. Wood planter boxes with brackets are located beneath the windows. A circa 1930, 1-story, 3-bay, flat-roof addition extends from the rear (west) elevation. The foundation was not observed. The building has a small front yard that has been paved with concrete, which extends to the sidewalk, and is set a short distance from the sidewalk. A chain-link fence encloses the backyard. The building has not been elevated or elevated.

---

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

**Description:**
This property (Block 304/Lot 32) contains two structures. The commercial building at 332 Atlantic Avenue (Annie’s Carousel) is located at the front of the property on Atlantic Avenue and was constructed in 1920. The dwelling at 334 Atlantic Avenue is located at the rear of the property and was constructed in 1926.

332 Atlantic Avenue (Annie’s Carousel)

This 1-story, 3-bay, vernacular, wood-frame commercial building (originally a residence) was constructed in 1920. It has an asphalt-shingle, gable-front roof and is clad with replacement vinyl siding. A pent roof spans the front elevation and encloses the gable at the attic level. A plate-glass picture window dominates the front elevation, and an additional picture window is located on the south (side) elevation. The remaining windows contain double-hung 1/1 wood sash. All windows have vinyl surrounds. The first story is recessed beneath the pent roof, which is supported by square posts. The porch shields the off-center entry, which contains a multi-light glazed wood door. Wood planter boxes with brackets are located beneath the windows. A circa 1930, 1-story, 3-bay, flat-roof addition extends from the rear (west) elevation. The foundation was not observed. The building has a small front yard that has been paved with concrete, which extends to the sidewalk, and is set a short distance from the sidewalk. A chain-link fence encloses the backyard. The building has not been elevated or elevated.

---

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.
According to tax records, the commercial building at 332 Atlantic Avenue was constructed in 1920. A review of historic maps and aerial photographs confirms this date of construction. Aerial dating to 1920 does not show the building, but it appears on a Sanborn fire insurance map of 1923 (NETR 1920; Sanborn Map Company 1923). The 1923 Sanborn fire insurance map depicts it as a 1-story, rectangular, wood-frame dwelling with a full-width porch (Sanborn Map Company 1923). A 1-story addition to the rear elevation was constructed circa 1930, with an aerial photograph of 1931 indicating that the building had assumed its current dimensions (NETR 1931). A Sanborn fire insurance map of 1937 identifies the building as an office. According to the 1937 Ocean City Directory, the building was occupied by C. Harrison Jones, who worked as a real estate agent, an insurance agent and a notary public. The building currently houses an ice cream shop known as Annie’s Carousel, which was founded in 1979.

The commercial building at 332 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue less than two blocks northeast of the camp meeting park. It was constructed in 1920. The building is an individually undistinguished example of early 20th-century vernacular residential architecture, converted into an office by the mid-1930s and has no known associations with significant historical events or people. Furthermore, it has low material integrity with modern replacement materials comprising the majority of the visible exterior fabric.

According to the homeowner, 334 Atlantic Avenue was constructed in 1926. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating from 1931 (NETR 1931). A Sanborn fire insurance map of 1937 depicts the building as a 3-story, rectangular, wood-frame garage and dwelling.

The dwelling at 334 Atlantic Avenue is located at the rear of a rectangular lot on Atlantic Avenue less than two blocks northeast of the camp meeting park. It was constructed in 1926. The building is an individually undistinguished example of vernacular domestic architecture and has no known associations with significant historical events or people. Furthermore it has low material integrity with modern replacement materials comprising the majority of the visible exterior fabric.

Setting:
The property is currently located outside and approximately 225 northeast of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Fourth Street and Fifth Street between Ocean Avenue and Atlantic Avenue; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the two properties at the northwest corner of the intersection of Fourth Street and Atlantic Avenue. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is located in an area at the edge of the study area that has a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the proposed Ocean City Residential Historic District. The continuity of the historic streetscape has been broken by the construction of new dwellings and apartment buildings/condominiums. The neighboring properties (717-725 Fourth Street/340 Atlantic Avenue, 330 Atlantic Avenue, 326 Atlantic Avenue, 318 Atlantic Avenue and 316 Atlantic Avenue) are either large condominium buildings or new construction and serve as intrusive visual barriers to the rhythm of the streetscape.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School on the west side of the street. The new Ocean City High School is located on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial, and is dominated by large hotels/motels and condominiums.
**Registration and Status Dates:**

- **National Historic Landmark?:** ☐
- **National Register:**
- **New Jersey Register:**

**Determination of Eligibility:**

- **SHPO Opinion:**
- **Local Designation:** 1/28/1993
- **Other Designation:**
- **Other Designation Date:**

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

**Location Map:**

(See Continuation Sheet for Maps)

**Site Map:**


**BIBLIOGRAPHY:**

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey  
**Surveyor:** Eryn Boyce and Rachel Craft  
**Organization:** Hunter Research, Inc.
Additional Information:
Demolished: NO

Notes:

More Research Needed? ☐ (checked=Yes)

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Historic District ? ☐

District Name: not applicable

Status:

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐

Conversion Note: 297

Date form completed: 5/31/2018
Photograph 2: View of the front elevation of 334 Atlantic Avenue. View looking east.
Photograph 3: Oblique view of the front and east (side) elevations of 334 Atlantic Avenue showing the deck. View looking north.
Ocean City Architectural Survey
Block 304, Lot 32 and 33
332-334 Atlantic Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 400 Atlantic Ave.
Address: 400 Atlantic AVE
ZIP: 08226

Ownership:

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 404
Block: 16
Lot: 16

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

Description:
This 2.5-story with raised basement, 3-bay, wood-frame, mixed-use building was constructed in the 1910s with vernacular Queen Anne-style influences. It has an asphalt-shingle, cross-jerkinhead roof with moderately overhanging eaves and is clad with asbestos shingles. The building is located at the southwest corner of the intersection of Atlantic Avenue and Fourth Street. Pent roofs span the front and north (side) elevations above the second story and enclose the gables at the attic level. A brick chimney is located on the rear elevation. The first-story windows retain their original double-hung 9/1 wood sash, while the second- and third-story windows feature replacement double-hung 1/1 vinyl sash with faux 6/6 muntins. All windows retain plain wood sills, lintels and casings, and molded wood crowns appear above the first- and second-story windows. Fixed louvered shutters also frame the first-story windows. A porch spans the front elevation at the first story and wraps around the north (side) elevation, terminating at the rear addition. The porch has a hip roof supported by Doric wood columns and wood picket railings. Access is via a wood staircase featuring wood picket railings and a quarter turn located on the south (side) elevation provides access to the porch. The porch shields the centered front entry, which contains a glazed wood door. The porch sits above a full-height brick basement, which is occupied by the Positively 4th Street Café. A mix of fixed wood picture windows, bay windows and double-hung 1/1 replacement vinyl windows appear at the basement level. Positively 4th Street Café’s chamfered front entry sits at the eastern corner of the basement and contains a multi-light glazed wood door. Two additional entries containing a glazed and paneled door and a paneled wood door appear on the front elevation. A 2-story, 4-bay, flat-roof addition with a full-height basement extends from the rear elevation of the building. It has approximately doubled the size of the original single-family dwelling. The building has a small front yard.
that has been paved with concrete and features a metal awning frame. The building is set a short distance from the sidewalk. It has not been elevated or otherwise altered for flood protection.

It is estimated that the building at 400 Atlantic Avenue was constructed in the 1910s. A review of historic maps and aerial photographs confirms this date of construction, with the building first appearing on an aerial dating to 1920 (Sanborn Map Company 1909; NETR 1920). A Sanborn fire insurance map of 1923 depicts it as a 3-story, rectangular, wood-frame dwelling with a wraparound porch. It appears that the building was mixed use for a Sanborn fire insurance map of 1937 identified it as a store and a dwelling (Sanborn Map Company 1937). According to the 1924 Ocean City Directory, J. William Morrison had a real estate office in the building. He also had an office at 801 Ocean Avenue. The rear addition was constructed between 1937 and 1956 (Sanborn Map Company 1937; NETR 1956, 1957). During the mid-20th century, the building was transformed into a rooming house known as the Margo. In 1997, Sharon and John Szabo, the current owners, purchased the building and transformed it into the Positively 4th Street Café and the Laurel Bay Inn (Szabo 2017). The building is an example of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

The building at 400 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately one block northeast of the camp meeting park. It was constructed in the 1910s. The front retains its original orientation, form and massing as documented by the Sanborn fire insurance map of 1923, but a large mid-20th-century addition to the rear elevation has approximately doubled the size of the building. It also retains a historically appropriate fenestration, though most of the sashes have been replaced. It is an individually undistinguished example of early-20th-century, late Queen Anne-influenced, vernacular architecture and has no known associations with significant historical events or people.

Setting:

The property is currently located outside and approximately 65 feet northeast of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and approximately 50 feet southeast of the eastern boundary of the local Ocean City Historic District (1/28/1993). The boundary is formed by the alley that connects Fourth Street and Fifth Street between Ocean Avenue and Atlantic Avenue. This survey update in 2018 recommends that the property continue to be excluded from both the national/state and local historic districts because it is located in an area at the edge of the study that has a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. It is a commercial/mixed use building, and the neighboring properties (410 Atlantic Avenue, 412 Atlantic Avenue and 418 Atlantic Avenue) contain a mix of commercial/mixed use buildings and dwellings that are new construction. Together, these properties lend a decidedly non-historic feel to the west side of the 400 block of Atlantic Avenue.

Atlantic Avenue is one of the study area's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial, with commercial buildings and large hotels/motels and condominium buildings increasingly interrupting the visual continuity of a residential neighborhood.

BIBLIOGRAPHY:

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Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
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Ocean City 1923
Ocean City, NJ 1903

Additional Information:

More Research Needed? (checked=No)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? (checked=No)

District Name: not applicable
Status:

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: Null

Date form completed: 1/31/2019
Ocean City Architectural Survey
Block 404, Lot 16
400 Atlantic Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
**Property Name:** 404 Atlantic Ave.  
**Address:** 404 Atlantic Ave  
**Apartment #:**  
**Ownership:** Private  
**ZIP:** 08226  

**Property Location(s):**  
**County:** CAPE_MAY  
**Municipality:** Ocean City  
**Local Place Name:** Ocean City  
**USGS Quad:**  
**Block:** 404  
**Lot:** 17

**Property Photo:**

**Description:**  
This 2.5-story with raised basement, 3-bay, wood-frame, American Foursquare dwelling was constructed in the 1910s and appears to have been divided into apartments. It has an asphalt-shingle pyramidal hip roof with deeply overhanging boxed eaves. It is clad with replacement vinyl shingles on the front elevation and replacement vinyl siding on the north and south (side) elevations. A brick chimney projects from the north slope of the roof immediately below the roof ridge, and hipped dormers appear on the front and north (side) elevations. A 1-story, 3-sided, hexagonal bay extends from the south (side) elevation at the rear of the building. Most windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds, though the hipped dormer on the front elevation contains replacement vinyl awning sash. A 2-story, full-width porch spans the front elevation. It is recessed beneath the main roof block, which is supported by square Doric columns, and has replacement vinyl picket railings. Piers clad with vinyl shingles support the porch at the basement level. Access to the first-story porch is via a composite wood staircase with vinyl picket railings located on the south side of the porch. An unoriginal composite wood staircase extends from the first-story porch to the second-story porch, and an unoriginal wood staircase with wood plank railings on the north (side) elevation provides access to the third-floor apartment unit. The front porch shields the side-hall front entry to the first-floor unit, which contains a replacement glazed door featuring patterned glass, and the centered front entry to the second-floor unit, which contains a replacement glazed door in the northernmost bay. This entry provides access to a basement-level apartment unit. The foundation was not observed. The building has a small front yard paved with concrete. The building is set a short distance from the...
sidewalk. It has not been elevated or otherwise altered for flood protection.

It is estimated that the building at 404 Atlantic Avenue was constructed in the 1910s. A review of historic maps and aerial photographs confirms this date of construction, with the building first appearing on an aerial dating to 1920 (Sanborn Map Company 1909; NETR 1920). A Sanborn fire insurance map of 1923 depicts it as a 3-story, rectangular, wood-frame dwelling with a full-width porch. According to the 1928 Ocean City Directory, Henry C. and Anna Schanze and Henry C. Schanze, Jr. occupied the dwelling. Henry C. Schanze was a division manager for the Jersey Central Power and Light Company, and Henry C. Schanze, Jr. was a student. It is unclear when the building was divided into apartments. The dwelling is an example of the American Foursquare type, whose simple form and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles, such as the Queen Anne. The American Foursquare gained popularity after 1890 and became widespread during the first decades of the 20th century. The American Foursquare type is one of the dominant architectural forms in the study area, with most examples dating from the 1900s to the 1920s.

The building at 404 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately one block north of the camp meeting park. It was constructed in the 1910s and retains its original orientation, form and massing as documented by the Sanborn fire insurance map of 1923. Visible exterior fabric is entirely modern replacement materials, and, though the full-width porch survives, it has been significantly altered with stairs and entrances to apartments. It is an altered and individually undistinguished example of the American Foursquare type and has no known associations with significant historical events or people.

Setting:
The property is currently located outside but immediately adjacent to the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Fourth Street and Fifth Street between Ocean Avenue and Atlantic Avenue to the rear of 404 Atlantic Avenue. This survey update in 2018 recommends that the property continue to be excluded from both the national/state and local historic districts because it is located in an area at the edge of the study area that has a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. The neighboring properties (400 Atlantic Avenue, 410 Atlantic Avenue, 412 Atlantic Avenue and 418 Atlantic Avenue) contain a mix of commercial/mixed use buildings and dwellings that are new construction. This survey update in 2018 recommends that the property continue to be excluded from both the national/state and local historic districts because it is located in an area at the very edge of the study area that has a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of district. Together, these properties lend a decidedly non-historic feel to the west side of the 400 block of Atlantic Avenue.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial, with commercial buildings and large hotels/motels and condominium buildings increasingly interrupting the visual continuity of a residential neighborhood.

BIBLIOGRAPHY:

| Author: (None Listed) | Title: Boyd’s Ocean City Directory | Year: 1921 | HPO Accession #: (if applicable) |

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
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Organization: Hunter Research, Inc.
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Ocean City, NJ 1903

Additional Information:
Demolished: NO
Notes:
More Research Needed? ☐  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0  Building 0  Bridge
0  Structure 0  Landscape
Ocean City Architectural Survey
Block 404, Lot 17
404 Atlantic Ave.
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 2.5-story with raised basement, 2-bay, wood-shingled, wood-frame vernacular dwelling was constructed in 1909 with late Queen Anne-style influences. It has an asphalt-shingle, pyramidal hip roof with deeply overhanging boxed eaves. An exterior brick chimney is located on the south (side) elevation, and a brick chimney projects from the rear roof slope. Hipped dormers are centered on the front, south (side) and rear elevations. Most windows retain their original double-hung 4/1, 6/1 and 9/9 wood sash, though what appear to be replacement double-hung 1/1 vinyl sash with faux 6/6 and 8/8 muntins are present in the enclosed second-story sleeping porch on the front elevation. The first-story windows have plain wood sills, lintels and casings and molded crowns and appear to retain their original wood storm windows. A porch spans the front elevation at the first story and extends beyond the wall surface of the north (side) elevation. The porch has a hip roof supported by square wood columns set on brick piers that extend to the ground. The porch is enclosed by wood picket railings. Access is via a wood staircase featuring wood picket railings and a quarter turn and supported by brick walls. The porch shields the side-hall front entry, which contains a glazed and paneled wood door framed by multi-light sidelights. The first-story porch overhangs a full-height brick basement. Low brick walls span the gaps between the piers that support the first story porch and enclose the space beneath it. A 1-story, 2-bay, oval wing supported by brick arches extends from the north (side) elevation at the first story and is flush with the wall surface of the front elevation. It supports a roof deck with wood picket railings. The building has a small front yard landscaped with bushes and decorative plants set in mulched beds. The dwelling also has a large side yard, which has been enclosed with a vinyl picket fence. The building has not been elevated or otherwise altered for flood protection.
According to tax records, the dwelling at 424 Atlantic Avenue was constructed in 1909. A review of historic maps and aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 1920 (Sanborn Map Company 1909; NETR 1920). The 1922 Ocean City Directory reports that E.B. and Carrie Bacon occupied the dwelling. Neither resident listed an occupation. A Sanborn fire insurance map of 1923 depicts it as a 3-story, wood-frame dwelling with a full-width porch and an oval side wing. The building is an example of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles, such as the gambrel roof, and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

The dwelling at 424 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue less than one block north of the camp meeting park. It was constructed in 1909 and retains its original orientation, form and massing as documented by the Sanborn fire insurance map of 1923. It also retains a historically appropriate fenestration, though some sashes have been replaced. It possesses moderate material integrity, retaining wood shingle siding, full-width porch and full-height brick basement. It is an individually undistinguished and late example of vernacular Queen Anne-style architecture and has no known associations with significant historical events or people.

Setting:
The property is currently located outside but immediately adjacent to the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Fourth Street and Fifth Street between Ocean Avenue and Atlantic Avenue to the rear of 424 Atlantic Avenue. This survey update in 2018 recommends that the property continue to be excluded from both the national/state and local historic districts because it is located in an area at the very edge of the study area that has a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of district. While 424 Atlantic Avenue retains it historic character, the neighboring properties (418 Atlantic Avenue, 420 Atlantic Avenue, 428 Atlantic Avenue and 440 Atlantic Avenue) contain a mix of commercial/mixed use buildings and dwellings that post-date the recommended updated period of significance of 1879-1956. Together, these properties lend a decidedly non-historic feel to the west side of the 400 block of Atlantic Avenue.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial, with commercial buildings and large hotels/motels and condominium buildings increasingly interrupting the visual continuity of a residential neighborhood.

**BIBLIOGRAPHY:**

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Demolished: NO


Notes:

- More Research Needed? □ (checked=Yes)

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**INTENSIVE-LEVEL USE ONLY:**

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| Historic District ?     | □ |
| District Name: | not applicable |
| Status: | |

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.
Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ ConversionNote: 340
Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 404, Lot 22
424 Atlantic Ave.
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 604 Atlantic Ave.
Ownership: Private
Address: 604 Atlantic AVE
ZIP: 08226
Apartment #: 

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 601
Block: 18
Lot:

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

Description:
This 2.5-story with raised basement, 2-bay, wood-frame dwelling was constructed in 1900 with Queen Anne-style influences. It appears that the dwelling has been divided into apartments. It has an asphalt-shingle, pyramidal hip roof with moderately overhanging eaves and is clad with non-original diagonal wood planks at the first story on the front and south (side) elevations and replacement vinyl siding at the second story and the first story on the north (side elevation). A brick chimney projects from the roof ridge at the rear of the dwelling, and gabled, single-bay dormers appear on the front, north (side) and rear elevations. It appears that the original dormer on the south (side) elevation has been altered to accommodate an entry at the attic level. Two 1-story, 3-sided, hexagonal bays extend from the second story on the front elevation. A 2-story, 3-sided, hexagonal bay topped by a flat roof is located on the south (side) elevations, and a 2-story, 3-sided, rectangular bay with a hip roof projects from the north (side) elevation. The windows contain replacement double-hung 1/1 vinyl sash featuring faux 8/1 and 6/1 muntins. The first-story windows retain their original plain wood sills, casings and lintels and molded crowns, while the second-story windows are set in vinyl surrounds. A porch spans the front elevation at the first story and wraps around the south (side) elevation and, uncovered, around the north (side) elevation. It has a hip roof supported by paired square wood columns set on piers clad with unoriginal wood paneling. The porch is enclosed with turned spindle railings. Access is via a wood staircase with turned wood spindle railings. The porch shields the side-hall front entry, which contains a glazed and paneled wood door. The door is framed by original sidelights and pilasters and surmounted by a transom. An unoriginal wood staircase with turned wood spindle railings grants access to an additional entry at the second story of the north (side) elevation. The porch sits above the raised basement, which has been enclosed and...
finished with unoriginal stucco. The building has a small front yard that has been landscaped with bushes. The dwelling is set a short
distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

According to tax records, the dwelling at 604 Atlantic Avenue was constructed in 1900. A review of historic maps confirms this date of
construction, with it first appearing on a Sanborn fire insurance map of 1909 as a 2-story, asymmetrical, wood-frame dwelling with a
wraparound porch (Sanborn Map Company 1890, 1909). The 1922 Ocean City Directory reports that William and Caroline L. Leech,
Caroline R. Leech and William S. Leech occupied the dwelling. William S. Leech worked as an accountant. The building is an example of
the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building
forms and plans, which often utilized elements characteristic of other styles, and elaborate ornamentation provided by machine-produced
trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant
styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

The dwelling at 604 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately one block southeast of the camp
meeting park. It was constructed in 1900 and largely retains its original orientation, form and massing, though the original wraparound
porch has been extended to the north (side) elevation. The raised basement was likely not originally enclosed at the front elevation. The
building is an individually undistinguished example of the Queen Anne style and has no known associations with significant historical events
or people. Furthermore, it has low material integrity with modern replacement materials comprising the majority of the visible exterior fabric.

Setting:
The property is currently located outside and approximately 365 southeast of the eastern boundary of the Ocean City Residential Historic
District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Sixth Street and Seventh Street between Wesley Avenue
and Ocean Avenue. It is also located outside and immediately adjacent to the eastern boundary of the local Ocean City Historic District
(1/28/1993), which is formed by the alley that connects Sixth Street and Seventh Street between Ocean Avenue and Atlantic Avenue. This
survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is
located at the edge of the study area in a setting that transitions to a commercial and mixed-use character that is distinguishable from the
dominant pre-1956 residential character of the district. Additionally, many neighboring properties in the 600 block of Atlantic Avenue (602
Atlantic Avenue, 605 Atlantic Avenue, 610 Atlantic Avenue, 612-14 Atlantic Avenue and 801 Pelham Place) are intrusive new construction.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass
verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from
the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited
parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential
buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with
commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several
locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis
courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east
side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial with large hotels/motels and condominiums.

Registration
and Status
Dates:
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:
Eligibility Worksheet included in present survey?
Is this Property an identifiable farm or former farm?

Location Map:
(See Continuation Sheet for Maps)
Site Map:

BIBLIOGRAPHY:
Author:
Title:
Year:
HPO Accession #:
(See Continuation Sheet for Maps)

Survey Name:
Ocean City Historic District Intensive-Level Architectural Survey

Surveyor:
Eryn Boyce and Rachel Craft
(Primary Contact)

Organization:
Hunter Research, Inc.

Property ID:
1447334969
Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft (Primary Contact)
Organization: Hunter Research, Inc.

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

Historic District?: □
District Name: not applicable
Status:

Additional Information:
Demolished: NO

More Research Needed? □ (checked=Yes)
Associated Archeological Site/Deposits?  
☐  
(known or potential sites. If Yes, please describe briefly)

Date form completed:  5/31/2018
Ocean City Architectural Survey
Block 601, Lot 18
604 Atlantic Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
**New Jersey Department of Environmental Protection**
**Historic Preservation Office**

**PROPERTY REPORT**

**Property Name:** 608 Atlantic Ave.  
**Address:** 608 Atlantic Ave  
**Ownership:** Private  
**ZIP:** 08226

**PROPERTY LOCATION(S):**

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**Property Photo:**

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**Description:**

This 2.5-story with raised basement, 3-bay, gable-front, vinyl-sided, wood-frame, vernacular dwelling was constructed circa 1915. It has an asphalt-shingle roof with deeply overhanging eaves. A pent roof spans the front elevation above the second story and encloses the gable at the attic level. An exterior brick chimney is located on the south (side) elevation at the rear of the dwelling. A 1-story, 3-sided, rectangular bay extends from the first story on the north (side) elevation. Two gabled dormers project from the roof on the south (side) elevation. The windows contain replacement double-hung 1/1 sash set in vinyl surrounds. Fixed louvered vinyl shutters frame the front elevation windows. A 2-story, full-width porch spans the front elevation. It is recessed beneath the main roof block, which is supported by massive square columns clad with vinyl siding. The porch is enclosed by vinyl picket railings. Access to the first-story porch is via a central wood staircase with vinyl picket railings. The first-story porch shields the centered front entry, which contains a glazed and paneled door. The porch sits above the raised vinyl-clad basement, which has been enclosed at the front and features double-hung 1/1 vinyl windows with faux 6/6 muntins. The building has a small front yard that has been landscaped with a lawn. The building is set a short distance from the sidewalk. The dwelling has not been elevated or otherwise altered for flood protection.

It is estimated that the dwelling at 608 Atlantic Avenue was constructed circa 1915. A review of historic maps and aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 1920 (Sanborn Map Company 1909; NETR 1921). A Sanborn fire insurance map of 1937 depicts it as a 3-story, rectangular, wood-frame dwelling with a full-width porch. According to the...
1922 Ocean City Directory, Clarence and Elizabeth Freeman occupied the dwelling. Clarence Freeman worked in real estate. This dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1950s, though it does not exhibit a clear style of its own. This dwelling also features a 2-story, full-width porch, which is one of the character-defining features of Ocean City’s residential architecture.

The dwelling at 608 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately one block southeast of the camp meeting park. It was constructed circa 1915 and largely retains its original orientation, form and massing, though the raised basement was likely not originally enclosed at the front. It has low material integrity with modern replacement materials comprising the majority of the visible exterior fabric. It is an individually undistinguished example of vernacular domestic architecture and has no known associations with significant historical events or people.

Setting:
The property is currently located outside and approximately 365 feet east of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue. It is also located outside and immediately adjacent to the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Sixth Street and Seventh Street between Ocean Avenue and Atlantic Avenue. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is located at the edge of the study area in a setting that transitions to a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. Additionally, many neighboring properties in the 600 block of Atlantic Avenue (602 Atlantic Avenue, 605 Atlantic Avenue, 610 Atlantic Avenue, 612-14 Atlantic Avenue and 801 Pelham Place) are intrusive new construction.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial with large hotels/motels and condominiums.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.

Property ID: 1954208052
Cain, Tim  Peck's Beach: A Pictorial History of Ocean City, New Jersey  1988
Esposito, Frank J. and Robert J.  Images of America: Ocean City, New Jersey, Volume II  1998
Esposito, Frank J. and Robert J.  Images of America: Ocean City, New Jersey  1996
McLaughlin, Mark  Ocean City, NJ  1999
Miller, Fred  Ocean City: America's Greatest Family Resort  2003
Miller, Fred  Images of America: Ocean City, 1950-1980  2006
Miller, Fred and Susan  Legendary Locals of Ocean City, New Jersey  2011
Miller, Fred and Susan  Images of America: Ocean City's Historic Hotels  2014
Nationwide Environmental Title Research  Historic Aerials of Ocean City, New Jersey, 1920-2015  2018

Ocean City Div. of Planning & Development  Historic District Survey Forms  1991
Rush, Mary Townsend  Ocean City Guide Book and Directory  1893
Rush, Mary Townsend  Ocean City Guide Book and Directory  1894
Rush, Mary Townsend  Ocean City Guide Book and Directory  1892
Rush, Mary Townsend  Ocean City Guide Book and Directory  1895
Sanborn Map Company  Ocean City  1923
Sanborn Map Company  Ocean City, Cape May County, New Jersey  1909
Sanborn Map Company  Insurance Maps of New Jersey Coast, New Jersey  1937
Sanborn Map Company  Insurance Maps of the New Jersey Coast  1890
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes:

More Research Needed? ☐  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:

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

Historic District? ☐

District Name: not applicable

Status:

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐  ConversionNote: 104

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Ocean City Architectural Survey
Block 601, Lot 19
608 Atlantic Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 2.5-story, 3-bay, wood-frame dwelling was constructed in 2006. It has an asphalt-shingle cross-gable roof. It is clad with vinyl shingles on the front elevation and vinyl siding on the side and rear elevations. Shed dormers are located on the side elevations at the front of the dwelling, and gabled dormers are located on the side elevations at the rear of the dwelling. Most windows are double-hung 1/1 vinyl windows set in vinyl surrounds and featuring molded vinyl crowns, though fixed circular vinyl windows are present at the second story on the front elevation. The first-story windows are surmounted by transoms. A 2-story, full-width porch spans the front elevation. It has a hip roof supported by square Doric columns and vinyl picket railings. It is surmounted at the attic level by a gable front porch with vinyl picket railing. The first-story porch shields the centered front entry, which contains a glazed door framed by sidelights and topped by a transom, and access is via a central staircase with vinyl picket railings. The foundation has been stuccoed. The building has a small front yard that has been landscaped with a lawn and bushes. The building is set a short distance from the sidewalk.

According to tax records, the dwelling was constructed in 2006. A review of aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 2006 (NETR 2002, 2006). It replaced an early-20th-century dwelling, which was demolished between 2002 and 2006 (NETR 2002, 2006).

The dwelling at 610 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately one block southeast of the camp.
meeting park. It was constructed in 2006 and is modern construction.

**Setting:**
The property is currently located outside and approximately 365 feet southeast of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue. It is also located outside of and immediately adjacent to the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Sixth Street and Seventh Street between Ocean Avenue and Atlantic Avenue. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is located at the edge of the study area in a setting that transitions to a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. Additionally, many neighboring properties in the 600 block of Atlantic Avenue (602 Atlantic Avenue, 605 Atlantic Avenue, 610 Atlantic Avenue, 612-14 Atlantic Avenue and 801 Pelham Place) are intrusive new construction.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial with large hotels/motels and condominiums.

**Setting:**
The property is currently located outside and approximately 365 feet southeast of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue. It is also located outside of and immediately adjacent to the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Sixth Street and Seventh Street between Ocean Avenue and Atlantic Avenue. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is located at the edge of the study area in a setting that transitions to a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. Additionally, many neighboring properties in the 600 block of Atlantic Avenue (602 Atlantic Avenue, 605 Atlantic Avenue, 610 Atlantic Avenue, 612-14 Atlantic Avenue and 801 Pelham Place) are intrusive new construction.

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Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial with large hotels/motels and condominiums.

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**Historic District?**  
- [ ]

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?**  
- [ ]

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

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**Conversion Problem?**  
- [ ]

**Conversion Note:** 298

**Date form completed:** 5/31/2018

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.
Ocean City Architectural Survey
Block 601, Lot 20
610 Atlantic Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 3-bay, vinyl-sided wood-frame duplex was constructed in 2000. It has an asphalt-shingled cross-gable roof. A pent roof spans the front-facing gable on the front elevation above the second story and encloses the gable at the attic level. The windows contain double-hung 1/1 vinyl sash set in vinyl surrounds. A 2-story porch spans the front elevation. It is recessed beneath a prominent front-facing gable. At the first-story, the porch has a hip roof supported by Doric columns and enclosed by vinyl picket railings. The second-story porch features round Doric columns set on square piers clad with vinyl siding, which support the front-facing gable above. Access to the first-story porch is via a central wood staircase with vinyl picket railings. The first-story porch shields the centered front entry, which contains a glazed door featuring faux muntins. Sidelights frame the front entry, and a transom sits above the door. The foundation has been stuccoed. The building has a small front yard that has been landscaped with a lawn and bushes. The dwelling is set a short distance from the sidewalk.

According to tax records, the duplex was constructed in 2000. A review of aerial photographs confirms this date of construction, with the duplex first appearing on an aerial dating to 2002 (NETR 1995, 2002). It replaced an early-20th-century wood-frame dwelling, which was demolished after 1995 (NETR 1995).

The duplex at 612-614 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately one block southeast of the camp meeting park. It was constructed in 2000 and is modern construction.
Setting:
The property is currently located outside and approximately 365 feet east of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue. It is also located outside and immediately adjacent to the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Sixth Street and Seventh Street between Ocean Avenue and Atlantic Avenue. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is located at the edge of the study area in a setting that transitions to a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. Additionally, many neighboring properties in the 600 block of Atlantic Avenue (602 Atlantic Avenue, 605 Atlantic Avenue, 610 Atlantic Avenue, 612-14 Atlantic Avenue and 801 Pelham Place) are intrusive new construction.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial with large hotels/motels and condominiums.

BIBLIOGRAPHY:

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Demolished: YES
Notes: 612-614 changed to 614 Atlantic Ave. based on field verification.
Address changed to 612-614 Atlantic Ave. based on field verification in 2018 (Hunter Research, Inc. 2018).

Additional Information:

Ocean City Div. of Planning & Development Historic District Survey Forms 1991
Rush, Mary Townsend Ocean City Guide Book and Directory 1892
Rush, Mary Townsend Ocean City Guide Book and Directory 1894
Rush, Mary Townsend Ocean City Guide Book and Directory 1895
Rush, Mary Townsend Ocean City Guide Book and Directory 1893
Sanborn Map Company Ocean City, Cape May County, New Jersey 1909
Sanborn Map Company Insurance Maps of the New Jersey Coast 1890
Sanborn Map Company Ocean City 1923
Sanborn Map Company Insurance Maps of New Jersey Coast, New Jersey 1937
Taylor, Frank H Ocean City, NJ 1903

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District ? ☐
District Name: not applicable
Status:

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 399

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Description:
This 2.5-story, 3-bay, wood-frame dwelling was constructed circa 1928 in the vernacular Craftsman style. It has an asphalt-shingle, jerkinhead-front roof with deeply overhanging boxed eaves. The exterior is finished with wood clapboards at the first story and replacement vinyl (or similar modern material) shingles at the second and third stories. An exterior concrete-block chimney is located at the rear of the dwelling on the south (side) elevation. Two 2-story, 3-sided, hexagonal bays also extend from the south (side) elevation. The first- and second-story windows contain replacement double-hung 1/1 vinyl sash with faux 6/1 muntins. The windows have plain wood sills, lintels and casings and molded wood crowns. Paired replacement casement windows are present at the attic level on the front elevation. A 2-story, full-width porch spans the front elevation. It is recessed beneath the main roof block, which is supported by battered wood columns set on brick piers that extend uninterrupted to the ground. The porch is enclosed by replacement vinyl picket railings. Access to the first-story porch is via an off-center concrete staircase, and access to the second-story porch from the interior of the dwelling is via an off-center multi-light glazed wood door. The first-story porch shields the off-center front entry, which contains a replacement glazed and paneled door. The building rests on a brick foundation. The building has a small front yard that has been landscaped with a lawn and bushes set in raised beds with concrete-block retaining walls. The dwelling is set a short distance from the sidewalk. The dwelling has not been elevated or otherwise altered for flood protection.

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

It is estimated that the dwelling at 616 Atlantic Avenue was constructed circa 1928. A review of Ocean City directories and historic aerial...
The dwelling at 616 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately one block southeast of the camp meeting park. It was constructed circa 1928 and retains its original orientation, form and massing as documented by the historic aerial of 1931 and the Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern, though all of the sashes have been replaced. Modern replacement materials, including an asphalt-shingle roof, vinyl shingles and vinyl picket railings, are present on the exterior and most original Craftsman-style ornamentation has been removed, but the full-width porch with its battered wood columns and brick piers and brick foundation survive. The bridge is not an individually significant example of the Craftsman style. Furthermore, it has no known associations with significant historical events or people.

Setting:
The property is currently located outside and approximately 365 feet east of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue. It is also located outside and immediately adjacent to the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Sixth Street and Seventh Street between Ocean Avenue and Atlantic Avenue. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is located at the edge of the study area in a setting that transitions to a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. Additionally, many neighboring properties in the 600 block of Atlantic Avenue (602 Atlantic Avenue, 605 Atlantic Avenue, 610 Atlantic Avenue, 612-14 Atlantic Avenue and 801 Pelham Place) are intrusive new construction.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial with large hotels/motels and condominiums.

BIBLIOGRAPHY:

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Surveyor: Eryn Boyce and Rachel Craft  (Primary Contact)
Organization: Hunter Research, Inc.
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- Demolished: NO

**Notes:**
- More Research Needed? ☐ (checked=Yes)

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

- Historic District ? ☐
- District Name: not applicable
- Status: 

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.
Associated Archeological Site/Deposits?

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

Conversion Problem? ☐ ConversionNote: 341

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.
Ocean City Architectural Survey
Block 601, Lot 22
616 Atlantic Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 620 Atlantic Ave.
Address: 620 Atlantic Ave
Ownership: Private
Apartment #: 620 Atlantic AVE
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 601
Block: 23
Lot: 23

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

Description:
This 2-story, 5-bay, side-gable, wood-frame dwelling was constructed circa 1935 in the Colonial Revival style. It has an asphalt-shingle roof above a classidized wood cornice, which is currently obscured by the gutters, and is clad with running-bond brick on the front and north (side) elevations and permastone and wood shingles on the north (side) elevation. A brick chimney projects from the rear slope of the roof adjacent to the roof ridge. The windows contain replacement double-hung 1/1 vinyl sash with faux 6/6 muntins and stone or concrete sills, wood casings and brick false-arch lintels featuring stone or concrete keystones. Fixed louvered shutters frame the windows on the front elevation. A portico supported by Doric columns shields the center-hall front entry, which contains a paneled wood door framed by sidelights and surmounted by a fanlight. The dwelling rests on a brick foundation. A 2-story, flat roof rear wing extends from the north side of the rear elevation. The building has a small front yard that has been landscaped with a lawn and bushes and trees set in mulched beds. It is located a short distance from the sidewalk. The dwelling has not been elevated or otherwise altered for flood protection.

It is estimated that the dwelling at 616 Atlantic Avenue was constructed circa 1935. A review of historic maps and aerial photographs confirms this date of construction, with the building first appearing on a Sanborn fire insurance map of 1937 as a 2.5-story, L-shaped, wood-frame dwelling clad with brick (NETR 1933; Sanborn Map Company 1937). According to the 1948 Ocean City Directory, Eugene C. Darby and Richard C. and Rita N. Champion occupied the dwelling. Eugene C. Darby was a physician and surgeon. The dwelling is an example of the Colonial Revival style, which appears regularly within the study area, with most examples dating from the 1900s to the 1920s.
Buildings of the Colonial Revival style most often feature an accentuated front door, usually decorated with a fanlight or sidelights, a symmetrical façade, and multi-pane glazed windows.

The dwelling at 620 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately one block southeast of the camp meeting park. It was constructed circa 1935 and retains its original orientation, form and massing as documented by the Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern, though all of the sashes have been replaced. Modern replacement materials are present, but the dwelling possesses moderate integrity of exterior materials, retaining its original brick cladding, portico, front door and Colonial Revival-style ornamentation. It is not an individually significant example of the Colonial Revival style, being a rather late well-executed example with no noteworthy details. Furthermore, it has no known associations with significant historical events or people.

Setting:
The property is currently located outside and approximately 365 feet east of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue. It is also located outside and immediately adjacent to the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Sixth Street and Seventh Street between Ocean Avenue and Atlantic Avenue. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is located at the edge of the study area in a setting that transitions to a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. Additionally, many neighboring properties in the 600 block of Atlantic Avenue (602 Atlantic Avenue, 605 Atlantic Avenue, 610 Atlantic Avenue, 612-14 Atlantic Avenue and 801 Pelham Place) are intrusive new construction.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial with large hotels/motels and condominiums.
Cain, Tim  Peck's Beach: A Pictorial History of Ocean City, New Jersey 1988
Esposito, Frank J. and Robert J. Images of America: Ocean City, New Jersey, Volume II 1998
McLaughlin, Mark Ocean City, NJ 1999
Miller, Fred Images of America: Ocean City, 1950-1980 2006
Miller, Fred and Susan Legendary Locals of Ocean City, New Jersey 2011
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Miller, Fred Ocean City: America's Greatest Family Resort 2003
Nationwide Environmental Title Research Historic Aerials of Ocean City, New Jersey, 1920-2015 2018
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Sanborn Map Company Ocean City, Cape May County, New Jersey 1909
Sanborn Map Company Insurance Maps of New Jersey Coast, New Jersey 1937
Taylor, Frank H Ocean City, NJ 1903

Additional Information:
Demolished: NO
Notes:

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District?  

District Name:  not applicable

Status:

Associated Archeological Site/Deposits?  

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

Conversion Problem?  ConversionNote:  299
Ocean City Architectural Survey
Block 601, Lot 23
620 Atlantic Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
PROPERTY REPORT

Property ID: -1679181400

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1679181400

Property Name: 626-626B Atlantic Ave.
Address: 626 Atlantic Ave
Apartment #: -B
ZIP: 08226
Ownership: Private

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 601
Block: 24
Lot: 24

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

Description:
This 3-story, 3-bay, rectangular, vinyl-sided, wood-frame dwelling was constructed circa 1930 in the Dutch Colonial Revival style. The building is oriented with its primary front entrance to the south, facing the side yard. There is no entrance on the street facing side (east) elevation. The dwelling has an asphalt-shingle, cross-gambrel roof. Pent roofs span the front (south) and rear (north) elevations above the first story. Exterior, tapered brick chimneys are located on the east (side) and west (side) elevations. The windows contain replacement double-hung 1/1 vinyl sash with faux 6/1 and 9/1 muntins set in vinyl surrounds. A pedimented portico supported by Doric columns shields the front entry, which is framed by sidelights. An awning with a corrugated metal roof supported by metal posts spans the brick patio on front (south) elevation at the first story and obscures the front entry from the view of the public right-of-way. The 1-story, 2-bay, full-width, hip-roof porch that spans the east (side) elevation at the first story has been enclosed. An additional entry containing a glazed and paneled door is located on the front (south) elevation of the enclosed porch. The dwelling rests on a brick foundation. It has a small side yard that has been landscaped with bushes set in mulched beds with brick retaining walls. The dwelling is located a short distance from the sidewalk. It has not been elevated or otherwise altered for flood protection. There is a former garage, which has been converted into a cottage, to the rear of the lot.

It is estimated that the dwelling at 620 Atlantic Avenue was constructed circa 1921-23. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 1931 (NETR 1920, 1931). A Sanborn fire insurance map of
1937 depicts it as a 2.5-story, rectangular, wood-frame dwelling with a full-width porch on the elevation facing Atlantic Avenue. According to the 1924 Ocean City Directory, Richard H. and Florence Johnson occupied the dwelling. Richard H. Johnson was the president of Richard H. Johnson Co., Inc., a plumbing, heating, sheet metal, ventilating, roofing and oil burner company located at 817 Asbury Avenue. The dwelling is an example of the Dutch Colonial Revival style. A subset of the Colonial Revival style usually distinguished by a gambrel roof, the Dutch Colonial Revival style first appeared in the late 18th century but reached peak popularity during the first half of the 20th century. The Dutch Colonial Revival style is relatively rare within the study area, with most examples dating from the 1920s and the 1930s.

The dwelling at 626 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately one block southeast of the camp meeting park. It was constructed circa 1921-23 and retains its original orientation, form and massing as documented by the Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern, though all of the sashes have been replaced. Visible exterior fabric is predominantly modern replacement materials, though it appears that the original entry portico and brick foundation survive. Any original Dutch Colonial Revival-style ornamentation has been removed or covered over. Integrity of design, materials and workmanship has been further impacted by the unoriginal awning and metal fire escape on the front (south) elevation. It is not an individually significant example of the Dutch Colonial Revival style. Furthermore, it has no known associations with significant historical events or people.

Setting:
The property is currently located outside and approximately 365 feet east of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue. It is also located outside and immediately adjacent to the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Sixth Street and Seventh Street between Ocean Avenue and Atlantic Avenue. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is located at the edge of the study area in a setting that transitions to a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. Additionally, many neighboring properties in the 600 block of Atlantic Avenue (602 Atlantic Avenue, 605 Atlantic Avenue, 610 Atlantic Avenue, 612-14 Atlantic Avenue, 628-630 Atlantic Avenue and 801 Pelham Place) are intrusive new construction.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial with large hotels/motels and condominiums.

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<table>
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<th>Author</th>
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INTENSIVE-LEVEL USE ONLY:

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

Historic District? [ ]
- District Name: not applicable
- Status: 

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Additional Information:
Demolished: NO
Notes:
- More Research Needed? [ ] (checked=Yes)

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Ocean City Architectural Survey
Block 601, Lot 24
626-626B Atlantic Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property ID: 727905679

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 628-630 Atlantic Ave.
Address: 628-630 Atlantic Ave
Ownership: Private
Apartment #: ZIP: 08226

PROPERTY LOCATION(S):
County: Municipality: Local Place Name: USGS Quad: Block: Lot:
CAPE_MAY Ocean City Ocean City 601 25

Property Photo:

Description:
This 3.5-story, 4-bay, stuccoed duplex was constructed in 2001 with Mediterranean Revival style influences. It has an irregular, complex roofline covered with asphalt-shingles and featuring multiples cross gables. A 3-story, 3-sided hexagonal bay capped by a hip roof with a finial extends from the northernmost bay of the front elevation and gives the appearance of a tower. A pent roof clad with terracotta tiles wraps around the first story. Two gabled dormers project from the roof on the front elevation, and an exterior stuccoed chimney is located on the south (side) elevation. The windows contain double-hung 1/1 vinyl sash with stuccoed sills, casings and lintels. A 3-story, 2-bay porch spans the southernmost two bays of the front elevation, terminating at the hexagonal bay. Doric columns at the second story support the porch’s third-story, which has vinyl turned spindle railings. The front entry is located in a rear wing, which extends beyond the wall surface of the south (elevation). It contains a glazed door featuring patterned glass and a sidelight and is surmounted by a 2-story arched window. The foundation was not observed. The duplex has a small front yard that has been formally landscaped with a lawn, bushes and trees set in mulched beds with concrete-block retaining walls and granite-block borders.

According to tax records, the duplex at 628-630 Atlantic Avenue was constructed in 2001. A review of aerial photographs confirms this date of construction, with the duplex first appearing on an aerial dating to 2002 (NETR 1995, 2002). It replaced an early- to mid-20th-century Dutch Colonial Revival dwelling.

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

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
The duplex at 628-630 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately one block southeast of the camp meeting park. It was constructed in 2001 and is modern construction.

Setting:
The property is currently located outside and approximately 365 feet east of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue. It is also located outside and immediately adjacent to the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Sixth Street and Seventh Street between Ocean Avenue and Atlantic Avenue. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is located at the edge of the study area in a setting that transitions to a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. Additionally, many neighboring properties in the 600 block of Atlantic Avenue (602 Atlantic Avenue, 605 Atlantic Avenue, 610 Atlantic Avenue, 612-14 Atlantic Avenue, 628-630 Atlantic Avenue and 801 Pelham Place) are intrusive new construction.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial with large hotels/motels and condominiums.

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Sanborn Map Company Insurance Maps of the New Jersey Coast 1890
Sanborn Map Company Ocean City 1923
Sanborn Map Company Insurance Maps of New Jersey Coast, New Jersey 1937
Taylor, Frank H Ocean City, NJ 1903

Additional Information:
Demolished: YES
Notes:

More Research Needed? Yes

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? Yes
District Name: not applicable
Status:

Associated Archeological Site/Deposits?
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? Yes
ConversionNote: 45
Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 727905679
Ocean City Architectural Survey
Block 601, Lot 25
628-630 Atlantic Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2-story, 3-bay, rectangular, vinyl-sided, wood-frame dwelling was constructed in 1948 in the Dutch Colonial Revival style. It has an asphalt-shingle, side gambrel roof. The second story is formed by a steeply-pitched, 3-bay, shed dormer. An exterior brick chimney is located on the north (side) elevation. The paired first-story windows contain replacement double-hung 1/1 vinyl sash with faux 6/1 muntins. They are set in vinyl surrounds and framed by fixed paneled shutters. The fenestration pattern has been altered at the second story on the front elevation; the 8-light vinyl casement window in the central bay replaced the original multi-light wood door that granted access to the second-story porch from the interior of the dwelling, and French doors replaced the paired double-hung windows in the north and south bays. A partial-width porch spans the front elevation. It consists of a second-story balcony with replacement vinyl picket railings supported at the first story by battered wood columns set on brick piers that extend to the ground. The first story porch also has replacement vinyl picket railings. Access is via a central brick staircase with concrete treads. The first-story porch shields the centered front entry, which contains a replacement glazed and paneled door framed by sidelights and Doric pilasters and surmounted by an entablature. The dwelling rests on a brick foundation. The dwelling has a small front yard that has been formally landscaped with a lawn, bushes and trees. It is set a short distance from the sidewalk. The dwelling has not been elevated or otherwise altered for flood protection.

According to tax records, the dwelling was constructed in 1948. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 1956 (NETR 1933, 1956). It was constructed on a vacant lot (NETR 1933). The
The dwelling at 632 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately one block southeast of the camp meeting park. It was constructed in 1948 and retains its original orientation, form and massing as documented by the historic aerial of 1956. The fenestration pattern has been altered at the second story, and all of the window sashes have been replaced. Visible exterior fabric is entirely modern replacement materials, though the full-width porch and brick foundation survive. The dwelling is not an individually significant example of the Dutch Colonial Revival style. Furthermore, it has no known associations with significant historical events or people.

Setting:
The property is currently located outside and approximately 365 feet east of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue. It is also located outside and immediately adjacent to the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Sixth Street and Seventh Street between Ocean Avenue and Atlantic Avenue. This survey update in 2018 recommends that the property be excluded from both the national/state and local This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is located at the edge of the study area in a setting that transitions to a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. Additionally, many neighboring properties in the 600 block of Atlantic Avenue (602 Atlantic Avenue, 605 Atlantic Avenue, 610 Atlantic Avenue, 612-14 Atlantic Avenue, 628-630 Atlantic Avenue and 801 Pelham Place) are intrusive new construction.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street. The new Ocean City High School is on the east side of the Street. At Seventh Street, Atlantic Avenue gradually becomes more commercial with large hotels/motels and condominiums.
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Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes:

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:  0  Building    0  Bridge
                          0  Structure    0  Landscape
                          0  Object    0  Industry

Historic District ?  □
District Name:  not applicable
Status:

Associated Archeological Site/Deposits?  □
(known or potential sites. If Yes, please describe briefly)
Ocean City Architectural Survey
Block 601, Lot 26
632 Atlantic Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 710 Atlantic Ave. (Plymouth Inn)
Address: 710 Atlantic Ave
Apartment #:
Ownership: Private
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 703
Block: 8
Lot:

Property Photo:

Description:
This 2.5-story, 3-bay, wood-shingled, wood-frame building was constructed as the Plymouth Inn in the 1910s in the Colonial Revival style. It has an asphalt-shingle, side-gable roof with deeply overhanging boxed eaves. Pent roofs span the north (side) and south (side) elevations above the second story and enclose the gables at the attic level. Three gabled dormers are located on the front elevation, and two gabled dormers pierce the roof on the rear elevation. A pent roof spans each dormer and encloses the gables. Exterior brick end chimneys are located on the north (side) and south (side) elevations, and an interior brick chimney pierces the rear slope of the roof adjacent to the northernmost gabled dormer on the rear elevation. A 1-story, 3-sided, hexagonal bay projects from the central bay of the second-story on the front elevation. The windows contain a mix of the original double-hung 4/6, 8/12 and 6/9 wood sash and replacement double-hung 1/1 vinyl sash with faux 6/9 muntins. The second- and third-story windows retain their plain wood sills, lintels and casings and molded wood crowns. A 1-story, enclosed porch spans the front elevation at the first story and wraps around the south (side) elevation and a portion of the rear elevation. It has a hip roof supported by brick-clad walls and is enclosed by strip windows with double-hung 6/9 wood sashes. The front porch holds the center-hall front entry, which contains a glazed and paneled wood door framed by sidelights and Doric pilasters. A brick and concrete patio wraps around the building on the front and south (side) elevations. A metal frame for a cloth awning extends from the roofline of the enclosed porch above the patio. Access to the patio is via a concrete staircase with brick walls and metal railings. The building's foundation is brick. The building is set slightly above the elevation of the street, giving it some prominence, and has a small front yard and side yard landscaped with a lawn and bushes. It is set a short distance from the sidewalk. The building has not been elevated or
It is estimated that the Plymouth Inn at 710 Atlantic Avenue was constructed in the 1910s. A review of historic maps and aerial photographs confirms this date of construction, with the building first appearing on an aerial dating to 1920 (Sanborn Map Company 1909; NETR 1920). A Sanborn fire insurance map of 1937 depicts it as a 2.5-story, rectangular, wood-frame restaurant with a 1-story wraparound porch. It is unclear from available data if the porch was enclosed by 1937, but this enclosure with its strip windows does not appear to be original. It may have been enclosed to provide additional dining space. According to Miller and Miller (2014), who incorrectly give the date of construction as 1898, the Plymouth Inn provided year-round accommodations and three meals a day when it opened. It also served as the meeting place for the Exchange Club, the Rotary Club and the Lions Club for many years. The Plymouth Inn continues to house visitors to Ocean City and currently functions as a bed-and-breakfast (Miller and Miller 2014). The Plymouth Inn is an example of the Colonial Revival style, which appears regularly within the study area, with most examples dating from the 1900s to the 1920s. Buildings of the Colonial Revival style most often feature an accentuated front door, usually decorated with a fanlight or sidelights, a symmetrical façade and multi-pane glazed windows.

The Plymouth Inn is located on a rectangular lot on Atlantic Avenue approximately two blocks southeast of the camp meeting park. It was constructed in the 1910s and retains its original orientation, form and massing as documented by the Sanborn fire insurance map of 1937, although the enclosed porch may be a later modification. It also retains a historically appropriate fenestration pattern, though some of the sashes have been replaced. It possesses integrity of materials and workmanship, retaining period-appropriate wood-shingle cladding, glazed and paneled front door and Colonial Revival-style ornamentation. Modern replacement materials, most notably an asphalt-shingle roof, are also present but have minimally impacted the building’s integrity. Although retaining a historic character, the building is not an individually significant example of the Colonial Revival style, lacking the architectural grace of those examples that embody the style. Furthermore, it has no known associations with significant historical events or people.

Setting:
The property is currently located outside and 130 feet southeast the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the boundaries of the properties on the east side of the 700 block of Ocean Avenue (701 Ocean Avenue, 703 Ocean Avenue, 705 Ocean Avenue and 701 Plymouth Place). It is also located outside and immediately adjacent to the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the side lots lines of 704 Plymouth Street and 705 Plymouth Place. This survey update in 2018 recommends that the property is not in an area of potential boundary expansion of national/state and local historic districts because it is located at the edge of the study area in a setting that has a commercial and mixed-use character that is distinguishable from the dominant pre-1956 residential character of the district. The Ocean City Plaza Hotel (701 Eighth Street) has been demolished and replaced with three new dwellings, disassociating the 700 block of Atlantic Avenue from the district. Furthermore, the majority of neighboring properties are either commercial/mixed-use or large-scale condominium/apartment buildings (801 Plymouth Place, 700 Atlantic Avenue and 701 Atlantic Avenue).

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School and the new Ocean City High School. At Seventh Street, Atlantic Avenue gradually becomes more commercial, with large hotels/motels and condominium buildings.
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**Additional Information:**

Demolished: 
Survey: ()
Notes:

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

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District: ☐
District Name: not applicable
Status: 

Associated Archeological Site/Deposits?: ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?: ☐  ConversionNote: 426

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Photograph 2: View of the garage at 710 Atlantic Avenue. View looking northwest.
Photograph 3: The Plymouth Inn, no date. Source: The Tichnor Brothers Collection, Boston Public Library.
This 2-story, 5-bay, L-shaped, wood-frame dwelling was constructed in two phases. The first phase consists of a 2-story, side-gable core comprising the southernmost four bays of the building, which was constructed in 1912. The second phase is a 2-story, L-shaped section comprising the northernmost bay of the building, which was constructed between 1920 and 1931. The dwelling has an asphalt-shingle roof and is clad with asbestos shingles, which are not original but could date to the construction of the L-shaped addition between 1920 and 1931. The unbalanced fenestration pattern appears highly altered. Most windows contain replacement double-hung 1/1 sash. There is a sliding vinyl window and what appears to be a fixed window present in the southernmost bay on the front elevation. All windows have plain sills, lintels and casings, and non-original fixed louvered shutters frame most of the windows on the front elevation. A 2-story, 4-bay porch spans the front elevation of the 1912 core, and wraps around the L-shaped addition. It is recessed beneath the roof that extends from the steeply-pitched, 4-bay, shed dormer that forms the second story. The roof is supported by square posts, and the second-story porch has what appear to be angled wood plank railings. A pent roof supported by square posts spans the first-story porch, and the southernmost bay has been enclosed. The pent roof shields the off-center front entry, which contains a glazed and paneled door. A carport extends from the first-story porch of the L-shaped addition. It has a flat roof supported by square posts. The foundation is not visible. The dwelling is located at the rear of the property and has a large front yard that has been paved with concrete and currently functions as parking. The dwelling has not been elevated or otherwise altered for flood protection.
According to tax records, the dwelling at 724 Atlantic Avenue was constructed in 1912. A review of historic aerial photographs indicates that it was originally a side-gable dwelling (NETR 1920). The dwelling reached its current L-shaped configuration between 1920 and 1931 with an addition to the north (side) elevation of the original core (NETR 1931, 1933). A Sanborn fire insurance map of 1937 depicts the building as a 2-story, L-shaped, wood-frame dwelling with a 2-story porch spanning the original core and a carport or garage at the first story of the L-shaped addition. The 1924 Ocean City Directory reports that William and Amy Hexamer occupied the dwelling. Neither listed an occupation. This dwelling draws upon several elements of styles found around the study area spanning from the 1880s to the 1950s, though it does not exhibit a clear style of its own.

The dwelling at 724 Atlantic Avenue is located on a rectangular lot on Atlantic Avenue approximately two blocks south of the camp meeting park. As documented by the 1937 Sanborn fire insurance map, it retains its circa 1931 orientation, form and massing, however the fenestration pattern is altered. It is not an individually significant example of vernacular domestic architecture. Furthermore, it has no known associations with significant historical events or people.

Setting:
The property is currently located outside and immediately adjacent to the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the rear and side lot lines of 701 Eighth Street (Block 704/Lot 10). This lot was formerly occupied by the Ocean City Plaza Hotel (now demolished). The property is also located outside and approximately 135 feet southeast of the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by Ocean Avenue. This survey update in 2018 recommends that the property is not in an area of potential historic district boundary expansion to the west side of the 700 block of Atlantic Avenue because it is located in an area at the edge of the study area that has a commercial and mixed-use character. The 700 block of Atlantic Avenue is distinguishable from the dominant pre-1956 residential character of the historic district to its west. An adjacent and formerly contributing property, the Ocean City Plaza Hotel (701 Eighth Street), has been demolished and replaced with three new dwellings, disassociating the 700 block of Atlantic Avenue from district. Furthermore, the neighboring properties (728 Atlantic Avenue, 740 Atlantic Avenue and 801-803 Eighth Street) are commercial and mixed-use.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School and the new Ocean City High School. At Seventh Street, Atlantic Avenue gradually becomes more commercial, with large hotels/motels and condominium buildings.

Registration

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Location Map:

(See Continuation Sheet for Maps)

Site Map:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.

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**Additional Information:**

Demolished: Yes
Survey: : ()
Notes:

**More Research Needed?**  ☑ (checked=Yes)

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**INTENSIVE-LEVEL USE ONLY:**

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**Historic District ?**  ☑

**District Name:** not applicable

**Status:**

**Associated Archaeological Site/Deposits?**  ☑

(known or potential sites. If Yes, please describe briefly)
Ocean City Architectural Survey
Block 704, Lot 8.01
724 Atlantic Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2-story, 3-bay, rectangular, Colonial Revival-style hotel was constructed in 1950 as the Zenneth Manor. It has an asphalt-shingle, pyramidal hip roof and is finished with diamond-patterned stucco. Gabled dormers clad with replacement vinyl siding are located on the south (side) and north (side) elevations, and an exterior stuccoed chimney is located on the rear elevation. Most windows contain replacement double-hung 1/1 vinyl sash, though bay windows are located at the first story on the front elevation. All windows, except for the fixed octagonal wood window in the central bay at the second story of the front elevation, have rowlock brick sills. The stucco surrounding many of the windows has been patterned and painted to mimic shutters. A brick patio featuring open patterned brick walls spans the front elevation and wraps around the south (side) elevation at the first story. Access to the patio is via a brick staircase with wrought-metal railings. Cloth awnings supported by metal frames shield the patio on the front and south (side) elevations. The cloth awning on the front elevation shields the centered front entry, which contains a replacement glazed metal door framed by sidelights. A brick foundation supports the building. A 1.5-story, 2-bay, hip-roof garage featuring gabled dormers is connected to the rear elevation via a 1-story, flat-roof hyphen topped with vinyl picket railings. The building has a small front yard that has been landscaped with bushes and grasses set in a graveled bed and is set a short distance from the sidewalk. The side yard has been paved and functions as a parking lot. The building has not been elevated or otherwise altered for flood protection.

According to the property owner, the hotel was constructed in 1950 as the Zenneth Manor by Zenneth M. Gilfert. It first appears on a historic
aerial photograph dating to 1956 (NETR 1956). The building was renovated and restored to its current appearance in 2015 and is currently
known as the Zenneth Manor Inn. It is an example of the numerous hotels and motels that were constructed in Ocean City and New
Jersey’s other shore towns during the mid-20th century, though its modest scale and Colonial Revival style are reminiscent of an earlier
period.

Zenneth Manor is located on a rectangular lot on Atlantic Avenue approximately two blocks southeast of the camp meeting park. It was
constructed in 1950 and retains its original orientation, form and massing as documented by a historic postcard (see Continuation Sheet). It
also retains a historically appropriate fenestration pattern, though the sashes have been replaced. It possesses integrity of materials and
workmanship, retaining its diamond-patterned stucco cladding and brick patio with its decorative brick wall, though modern replacement
materials, such as the asphalt-shingled roof, are also present. It is not an individually insignificant example of mid-20th-century hotel
architecture. Furthermore, it has no known associations with significant historical events or people.

Setting:
The property is currently located outside and immediately adjacent to the eastern boundary of the Ocean City Residential Historic District
(SR 1/15/2003, NR 3/20/2003), which is formed by the rear and side lot lines of 701 Eighth Street (Block 704/Lot 10) that was formerly
occupied by the Ocean City Plaza Hotel (now demolished). It is also located outside and approximately 135 feet southeast of the eastern
boundary of the local Ocean City Historic District (1/28/1993), which is formed by Ocean Avenue. This survey update in 2018 recommends
that the property is not in an area of potential historic district boundary expansion to the west side of the 700 block of Atlantic Avenue
because it is located in an area at the edge of the study area that has a commercial and mixed-use character. The 700 block of Atlantic
Avenue is distinguishable from the dominant pre-1956 residential character of the historic district to its west. An adjacent and formerly
contributing property, the Ocean City Plaza Hotel (701 Eighth Street), has been demolished and replaced with three new dwellings,
dissociating the 700 block of Atlantic Avenue from district. Furthermore, the neighboring properties (728 Atlantic Avenue, 740 Atlantic
Avenue and 801-803 Eighth Street) are commercial and mixed-use.

Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass
verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from
the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited
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buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with
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locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis
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Sanborn Map Company  Ocean City, Cape May County, New Jersey  1909
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Zenneth Manor Inn  https://www.zennethmanor.com

Additional Information:
Demolished:  
Survey:  
Notes:  

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District?  
District Name:  not applicable

Status:

Associated Archeological Site/Deposits?  
(known or potential sites. If Yes, please describe briefly)

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft
Organization:  Hunter Research, Inc.

Property ID:  -1115157391
Photograph 2: Zenneth Manor, no date. Source: The Tichnor Brothers Collection, Boston Public Library.
Ocean City Architectural Survey
Block 704, Lot 9
728 Atlantic Ave. (Zenneth Manor Inn)
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This side-gabled, 1.5-story Cape Cod-form dwelling at 300 Central Avenue was constructed circa 1950. It has asphalt-shingled roof, asbestos-shingle siding and a concrete foundation. 1/1 windows are found in both gabled dormers, and single-pane ribbon casement windows on the east façade of the first story. A 1-story front gabled wing projects from the southeast corner of the structure. The front entry is sheltered by a gabled hood supported with brackets over a glazed wood door. A small 2/2 window is located to the left of the entryway. A partial-width wooden deck extends from the foundation to the sidewalk and has a small staircase leading to the front entry. A small modern wooden shed is located on the northwest side of the property. The front yard is enclosed within a wooden picket fence.

300 Central Avenue is estimated to have been built circa 1950 based on its postwar Cape Cod form and a review of historic maps and aerials that document that this property lot remained undeveloped as late as 1937 and had been built upon by 1956 (Sanborn Map Company 1890, 1909, 1923, 1937; NETR 1920, 1931, 1933, 1956). It is unclear why this desirable lot at the corner of 3rd Street and Central Avenue remained undeveloped for so long but it seems likely that it served as a side yard for the adjacent dwelling at 304 Central Avenue, which was constructed in 1902. The Cape Cod form is a loose adaptation of the original New England vernacular cottages of the 18th century. Stripped of detail, the mass-produced, postwar Cape Cod relied on its massing and organization rather than decorative detail or craftsmanship to convey its architectural form. Rectangular in plan and boxy, generally 1.5-story with a steeply pitched side-gable roof, and with a central entrance flanked by windows, the term Cape Cod came to be loosely applied to this form of dwelling, which was very popular...
in New Jersey and the Northeast, as well as the Midwest, from the late 1940s to the 1960s.

300 Central Avenue was built circa 1950 during the Ocean City Residential Historic District’s recommended updated period of significance of 1879 to 1956. It is located on a rectangular lot within the street grid two blocks north of the camp meeting on Central Avenue. The building retains its historic orientation as documented by a historic aerial photograph of 1956. The dwelling has a historically appropriate fenestration pattern, although most windows have been replaced. Visible exterior fabric with the exception of the windows is historically appropriate for the dwelling’s date of construction. The dwelling has integrity of design, materials, workmanship, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (NR 1/15/2003, SR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between 5th and 6th Streets.

BIBLIOGRAPHY:

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Demolished: NO
Notes:

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
  0 Building
  0 Structure
  0 Object
  0 Bridge
  0 Landscape
  0 Industry

Historic District? [√]
District Name: Ocean City Residential Historic District
Status: Contributing
Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □
ConversionNote: 73
Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 307, Lot 13
300 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This property at 301 Central Avenue consists of a dwelling and garage, both built in the 1880s and evaluated contributing to the Ocean City Historic District.

Dwelling

This 2.5-story, L-plan, wood-frame, Queen Anne-style dwelling, built in the 1880s, occupies a prominent corner at the southeast quadrant of the intersection of Central Avenue and 3rd Street. Its main entry and long axis are currently oriented to 3rd Street and face north, while the side elevation facing Central Avenue is formalized by a full-width, single-story porch with Doric columns. According to the Sanborn map of 1890, the house was originally oriented to Central Avenue and had a wrap-around porch. Queen Anne-style features include a varied roof line (gabled dormer, jerkinhead gable end, projecting flat-roof bay over the main entry, a clipped pediment over the north porch, and a flat roof extension to the east); varied window patterns (lancet arch window in the attic gable end, 2/2 windows paired and single of varying widths) and classcized details including molded wood cornices and window lintels. Integrity of materials is high including wood shingle and copper flashing roof and wood clapboards. Window sashes are vinyl replacements (although window patterns are maintained by faux muntins). Sanborn maps of 1890 to 1937 provide evidence that the house’s original front entrance faced west (Central Avenue) but the prominent entrance today is a modern replacement glazed door facing 3rd Street. It is composed of fifteen rectangular panes of glass and...
The house extends on the south and east sides with a 2-story, irregular-shaped, flat roof addition added after 1923 and prior to 1937. A post-1937 partial-width, 1-story addition is located to the rear (east) elevation. The house has a small grass yard with landscaping around the foundation and a brick patio area in the rear. The building has not been elevated or altered for flood protection.

Garage

There is a single-story, single-bay, wood-clapboarded, front-gabled, wood-frame garage with wood roof shingles and wood clapboard siding on the southeast corner of the property that appears on the Sanborn maps by 1923. It has 4-pane windows with wood lintels and a modern garage door facing the alley behind the property.

301 Central Avenue was built during the 1880s based on its Victorian-era form and style, as well as documentation on the Sanborn map of 1890. It underwent a series of alterations including a post-1923 side addition, a post-1937 rear addition, and reorientation of the front entry and removal of part of the wrap-around porch (Sanborn Map Company 1890, 1909, 1923, 1937; NETR 1920, 1931, 1933, 1956). In 1892, the dwelling was the residence of Joseph Brower, “a retired merchant of Philadelphia” and director of the Ocean City’s Building Loan Association. (Rush 1892).

301 Central Avenue was built in the 1880s during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular corner lot within the street grid less than two blocks north of the camp meeting. The building is an example of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles, such as the gambrel roof, and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s. The building retains a historically appropriate fenestration pattern although the windows have been replaced with those of modern materials. The house does not maintain its historic orientation, and has additions to the non-street-facing sides impacting integrity of design. Visible exterior fabric includes historically appropriate wood clapboarding and wooden porch materials. The building retains sufficient integrity of design, as well as integrity of materials, workmanship, setting, location, feeling, and association and is rated a contributing resource. The circa 1920 garage is also contributing.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? ✓
District Name: Ocean City Residential Historic District
Status: Contributing

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: -383679247
Associated Archeological Site/Deposits?  □
(known or potential sites. If Yes, please describe briefly)

Date form completed:  5/31/2018
Photograph 2: Oblique view showing west and south elevations. View looking northeast.
Photograph 3: Oblique view showing east and north elevations of the rear garage at 301 Central Avenue. View looking southwest.
Ocean City Architectural Survey
Block 306, Lot 12
301 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 304 Central Ave.
Address: 304 Central AVE
Ownership: Private
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 307
Block: 14

Description:
The property at 304 Central Avenue consists of a main dwelling built in 1902 and a rear garage built circa 1925-1930. Both are evaluated contributing to the Ocean City Historic District.

Dwelling
This vernacular dwelling with Queen Anne influences at 304 Central Avenue is L-shaped in plan dwelling and was constructed in 1902. It is 2.5 stories with a full-height basement. Exterior materials include replacement asphalt roof shingles, replacement vinyl siding and a foundation covered with non-original prefabricated wood paneling. The roof is cross-gabled with the front gable of the L-shaped plan on the south side of the structure and the main entry door recessed in the corner of the L-plan. The cornice has been boxed over with non-original vinyl siding. The basement has replacement 1/1 vinyl sash windows, the first story windows are 1/1 replacement vinyl sash with faux 2/2 muntins, and the second and half-story windows appear to be 6/6 wooden sash and may be original. A covered sleeping porch on the north side of the second story within the corner of the L-plan has wooden rails and support posts. The full-width first-story porch with a hipped roof is supported by four wooden posts. The porch has a wood plank deck, wood rails with square balusters and a quarter-landing stair to the main entry. The porch provides an overhang for the basement. The replacement wood-panel front door has four lights at the top with a non-original single-pane side-light on the right side. A shed is located in the southwest corner of the property. The house has a small yard in the...
front that is mostly colored gravel and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

Garage

There is a 1-story, 3-bay garage on the rear of the property facing the alley between Central and Asbury Avenues. The garage appears on historic maps as an auto garage built with concrete blocks by 1937. It is currently finished with asphalt roof shingles, vinyl siding, and modern garage doors.

304 Central Avenue was built in 1902, according to tax records. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 2.5-story, wood-frame L-plan dwelling with the porch in-filling the corner of the L-plan. According to the 1922 Ocean City Directory, the house was occupied by Bornt and Lucy Johnson. Bornt listed his occupation as a contractor. This vernacular building style relied on relatively simple building forms and plans, such as L-shaped or gable-front plan, with cornice moldings and brackets and porch spindlework, often in the Italianate or Queen Anne tastes. Vernacular Victorian styles are found throughout the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

304 Central Avenue was built in 1902 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance maps of 1909 and 1923. It also retains a historically appropriate fenestration pattern although some window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, and any original Victorian ornamental detail has been lost or covered over. The dwelling has diminishment of integrity of materials and workmanship, but retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource. The circa 1925-30 garage is also contributing.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

BIBLIOGRAPHY:

- The Tichnor Brothers Postcard Collection, Boston Public Library (None Listed) 2018
- Boyd’s Ocean City Directory (None Listed) 1921
- Polk’s Ocean City Directory (None Listed) 1928
- West Jersey History Project (None Listed) 2013
- Polk’s Ocean City Directory (None Listed) 1937
- Boyd’s Ocean City Directory (None Listed) 1922
survey Name: Ocean City Historic District Intensive-Level Architectural Survey
surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Photograph 2: View of the front (west) elevation of the rear garage at 304 Central Avenue. View looking southeast.
Ocean City Architectural Survey
Block 307, Lot 14
304 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
The property at 305 Central Avenue contains two buildings: the main dwelling (pictured above) faces west and fronts Central Avenue. It was built circa 1885. A cottage faces the rear alley to the east and was built circa 1885 as a stable and later served as a garage and now serves as a small dwelling.

Main Dwelling

This vernacular Queen Anne-style, cross-gabled, L-plan dwelling at 305 Central Avenue and stands at 2.5 stories. The main house has replacement asphalt roof shingles, historically appropriate wood clapboarding and a raised brick foundation. Victorian-era stylistic details include a molded wood cornice with small scrolled brackets, and a front gable peak in-filled with wooden shingles to contrast with the clapboarding. A small wooden overhang with brackets is located above the half story windows. There are non-original but possibly pre-1929 shed dormers added to the north and south sides of the front gable. The first, second, and half story windows are replacement vinyl 1/1 sash with faux 2/2 muntins, which appear based on prior surveys to reflect the original window pattern. Small lancet-arch attic windows are located in the side gable ends, and a patterned stained glass window is located on the south side elevation. The windows retain wood frames, lintels, sills and louvered shutters. The wrap-around porch with a hipped roof on the first story is supported by six turned wood posts with jigsaw curved brackets and drop finials. The wood railing has turned balusters. The paneled and glazed wood front door has a single-
The main house at 305 Central Avenue are estimated to have been built during the 1880s and appears on the Sanborn map of 1890. No changes of note are identified on later maps (Sanborn 1880, 1909, 1923, 1937). According to the 1922 Ocean City Directory, the house was occupied by Robert B. Stuart and Carlisle G. and Elizabeth Kilby. Both men listed their occupations as teachers. The rear cottage was originally constructed as a stable, but was converted to an auto garage by 1923. By 1937, it was designated as a cottage, which is its current purpose.

The main house at 305 Central Avenue was built in the 1880s during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building is an example of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles, such as the gambrel roof, and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance maps of 1890. It also retains a historically appropriate fenestration pattern although some window sashes have been replaced. Visible exterior fabric includes historically appropriate wood clapboarding and a high degree of ornamental detail including wood cornice molding, wood cornice brackets, wood window frames and wooden spindle work. The building retains integrity of design, materials, workmanship, setting, location, feeling and association and is rated a contributing resource.

Cottage

There is a 1.5-story, 2-bay, wood-frame building in the rear of the property that was constructed during the 1880s as a stable. It is clad with asphalt roof shingles and wood clapboard siding. It has wide shed dormers that have overhanging eaves with exposed rafter tails. Based on form and style, the dormers are probably not original but they could have been added in the early 20th century when the former stable/garage was converted into a small dwelling. The structure has 1/1 replacement windows that have wood lintels and casings.

The rear cottage was also constructed in the 1880s during the Ocean City Historic Residential District’s period of significance. The series of design alterations the structure experienced since its construction demonstrates shifts in transportation from horses to cars between 1909 and 1923. The conversion of the structure into a dwelling between 1923 and 1937 may reflect the need for more livable space in Ocean City. The building also reflects the historical pattern of land use with detached stables, carriage houses and garages located along the alleys of the historic district. Though the building's design has changed and it has some replacement modern materials, it retains form and scale, and possesses sufficient integrity to be a contributing resource.

Setting:

The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Registration and Status Dates:

- National Historic Landmark?: ☐
- SHPO Opinion:
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- Local Designation: 1/28/1993
- Other Designation:
- Certification of Eligibility:
- Other Designation Date:
- Eligibility Worksheet included in present survey?
- Is this Property an identifiable farm or former farm?

Location Map: (See Continuation Sheet for Maps)

Site Map:

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -2057370138
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**Additional Information:**
- Demolished: NO
- Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
- Notes: Evaluated as contributing, not key contributing, by 2001 NR/SR Nomination (Bzdak) and by 2018 survey (Hunter Research, Inc.).

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

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

Historic District?  
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  
ConversionNote: 378

Date form completed: 5/31/2018
Photograph 2: 305 Central Avenue, view looking southeast.
Photograph 3: View looking north of the south elevation of the rear building at 305 Central Avenue.
New Jersey Department of Environmental Protection  
Historic Preservation Office  

PROPERTY REPORT

Property Name: 308 Central Ave.  
Address: 308 Central Ave  
Ownership: Private  
Apartment #:  
ZIP: 08226

PROPERTY LOCATION(S):

County: CAPE_MAY  
Municipality: Ocean City  
Local Place Name: Ocean City  
USGS Quad:  
Block: 307  
Lot: 15

Property Photo:

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

Description:

This two-bay, side hall, vernacular, Queen Anne-style dwelling at 308 Central Avenue was constructed in 1902 and stands at 2.5-stories capped by a jerkinhead roof. It has a brick chimney, replacement asphalt roof shingles, replacement vinyl siding, and a raised brick foundation and chimney. The house has a molded wooden cornice, vinyl fishscale shingles in-filling the gable end of the jerkinhead, and a prominent second-story bay window under a hipped cap with exposed rafter ends. Windows are 1/1 replacement vinyl sash. On the north side of the house, there is a small, one-bay, second-story, partial width sleeping porch with square wooden columns and railings with jigsaw balusters in a vase-shaped pattern. The wrap-around first-story porch with a hipped roof is supported by square columns on top of brick foundation pillars. The first-story porch railing also has decorative vase-shaped balusters to match those of the second-story sleeping porch. The recessed front door on the north side facing east has a wooden screen door with panels leading to a main door with several rectangular panes. There is a small shed in the northwest corner of the property. The house has a small, grass yard in the front of the property that is surrounded a wooden picket fence. The building has not been elevated or altered for flood protection. There is a 1-story, 1-bay, front-gabled shed in the rear of the property of 308 Central Avenue that is only accessible within the fencing that surrounds the property.

308 Central Avenue was built in 1902, according to tax records. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 2-story, wood-frame, rectangular-plan dwelling. According to the 1922 Ocean City Directory, the house was occupied by Warren R. and Edith H. Williamson. Warren listed his occupation as an assistant credit manager. The dwelling is an example of...
the late Folk Victorian style. This vernacular building style relied on relatively simple building forms and plans, with cornice moldings and
brackets and porch spindlework, often in the Italianate or Queen Anne tastes. Folk Victorian is one of the dominant styles in the Ocean City
Historic District, with most examples dating from the 1880s to the 1900s. This example incorporates several Queen Anne details including
the multiple roof lines (jerkinhead, hipped, gabled) and a projecting bay window.

308 Central Avenue was built in 1902 during the Ocean City Residential Historic District’s period of significance. It is located on a
rectangular lot within the street grid less than two blocks north of the camp meeting. The building is an example of the popular Queen Anne
style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which
often utilized elements characteristic of other styles, such as the gambrel roof, and elaborate ornamentation provided by machine-produced
trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant
styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s. The building retains its historic
orientation, form and massing as documented by Sanborn fire insurance maps of 1909 and 1923. It also retains a historically appropriate
fenestration pattern although some window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement
material, although compatible in texture. Historically appropriate ornamental details including porch railings survive. The dwelling has some
diminishment of integrity of materials and workmanship, but retains relatively high integrity of design, setting, location, feeling and
association and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National
Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one
of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced,
mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street
and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for
residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising
higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park
located between 5th and 6th Streets.

BIBLIOGRAPHY:
Author: Polk's Ocean City Directory
Year: 1937
HPO Accession #: (if applicable)

Author: Polk's Ocean City Directory
Year: 1928
HPO Accession #: (if applicable)

Author: Polk's Ocean City Directory
Year: 1924
HPO Accession #: (if applicable)

Author: The Tichnor Brothers Postcard Collection, Boston Public Library
Year: 2018
HPO Accession #: (if applicable)

Author: Boyd's Ocean City Directory
Year: 1922
HPO Accession #: (if applicable)

Author: Boyd's Ocean City Directory
Year: 1921
HPO Accession #: (if applicable)

Author: West Jersey History Project
Year: 2013
HPO Accession #: (if applicable)

Author: Ocean City Residential Historic District, National Register Nomination Form
Year: 2001
HPO Accession #: (if applicable)

Author: Cain, Tim
Title: Peck's Beach: A Pictorial History of Ocean City, New Jersey
Year: 1988
HPO Accession #: (if applicable)
Demolished: NO
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
Notes: Evaluated as contributing, not key contributing, by 2001 NR/SR Nomination (Bzdak) and by 2018 survey (Hunter Research, Inc.).

More Research Needed? [ ] (checked=Yes)

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Historic District? [x]
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ]
ConversionNote: 278
Date form completed: 5/31/2018
Photograph 2: View showing the west elevation of the shed in the rear of 308 Central Avenue. View looking east.
Ocean City Architectural Survey
Block 307, Lot 15
308 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

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**Property Photo:**

![Property Photo](image-url)

**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

This dwelling at 309-311 Central Avenue was constructed in 2002 and is a post-modern interpretation of the Queen Anne-style. The building's 2-bay front-gable form with a corner tower, 2-story porch with Doric columns, and raised basement echo features associated with late-19th-century dwellings in the immediate vicinity. The building's materials are asphalt roof shingles, vinyl siding, 6/6 vinyl windows throughout the structure, a single-pane window with a fanlight above the main first-floor entry in the tower, and concrete foundation. There is covered parking space in the rear of the lot with access from the alley.

309-311 Central Avenue was constructed in 2002 based on tax records and prior historic surveys. Before 2002, the lot was undeveloped except for a small, wooden garage that appears in the southeast corner of the lot on a historic map from 1923 until the current residence was constructed (Sanborn Map Company 1890, 1909, 1923, 1937; NETR 1920, 1931, 1933, 1956, 1957, 1963, 1970, 1987, 1991, 1995, 2002). The lot was platted before 1890 and may have been treated as a side yard to one of the adjacent older properties to the north or south.

309-311 Central Avenue is evaluated non-contributing to the Ocean City Residential Historic District because its 2002 date of construction post-dates the district's period of significance.

**Setting:**

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<td>Eryn Boyce and Rachel Craft</td>
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The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Due to the house’s recent date of construction, it was not evaluated in either the 1993 local district nomination or the 2003 State/National Register nomination.

Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.
Demolished: NO
Survey: ()
Notes:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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Historic District: ✓

District Name: Ocean City Residential Historic District
Status: Non Contributing

Associated Archaeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 20

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveys: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Ocean City Architectural Survey
Block 306, Lot 11
309-311 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 312 Central Ave.
Address: 312 Central AVE
Ownership: Private
Apartment #: 1
ZIP: 08226

**PROPERTY LOCATION(S):**
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: Cape May
Block: 307
Lot: 16

**Property Photo:**
![Property Photo]

**Description:**
The property at 312 Central Avenue consists of a main dwelling built circa 1900 and a rear garage built circa 1923-1936. Both are evaluated contributing.

**Main Dwelling**
This 4-bay, side-hall, Second Empire-style, wood-frame dwelling at 312 Central Avenue is asymmetrical in form, 3 stories tall, and was constructed circa 1900. Character-defining features on this dwelling are its mansard roof that is clad with fish-scale patterned slate shingles and gabled dormers with jigsaw-patterned vergeboarding on the front (east) and south façades, as well as its full-width wrap-around porch with wood spindlework, turned posts and balustrade. Exterior materials include wood clapboard siding and 1/1 replacement vinyl windows throughout the house. The cornice features wooden brackets in the eaves of the mansard roof. A wooden staircase on the right side of the front façade leads to a recessed side-hall entry. The house has a small front yard with a wooden picket fence surrounding the property. The building has a brick foundation and has not been elevated or altered for flood protection.

312 Central Avenue was built circa 1900, according to tax records. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 3-story, wood-frame asymmetrical dwelling with a wraparound porch. According to the 1922 Ocean City Directory,
the house was occupied by DuBois Russell and his wife Mary. The current block and lot parcel on which 312 Central Avenue is located was a double lot, according to historic maps (Sanborn Map Company 1890, 1909, 1923, 1937). The lot to the south remains in use as a side yard. Though the dwelling reflects the Second Empire style with its mansard roof, it lacks the elaborative characteristics that exemplify the style, including projecting pavilions, bracketed or pilastered windows, and 1- or 2-story bay windows.

312 Central Avenue was built circa 1900 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The dwelling is a late example of the Second Empire style, which reached its peak popularity in the United States between 1860 and 1880. This building style, which was inspired by the architecture of France's Second Empire, had fallen from popularity and largely disappeared by the end of the 19th century. Although not widespread within the Ocean City Residential Historic District, several examples of the Second Empire style dating from the 1880s to the 1900s appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern although some window sashes have been replaced. Visible exterior fabric is almost entirely of historically appropriate materials, and much of the original Victorian ornamental detail is present. The dwelling has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Garage

There is a contributing garage in the rear of the property that faces the alley between Central and Asbury Avenues. It has asphalt roof shingles, vinyl siding, and wood paneled garage doors. The rear garage was constructed between 1923 and 1937 as a 1-story, wood-frame auto garage located on the alley behind the main dwelling at 312 Central Avenue. The rear garage is present on Sanborn fire insurance maps by 1937, and has integrity of design, setting, location, feeling, and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

BIBLIOGRAPHY:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Bzdak, Meredith A  Ocean City Residential Historic District, National Register Nomination Form  2001
Cain, Tim  Peck's Beach: A Pictorial History of Ocean City, New Jersey  1988
Esposito, Frank J. and Robert J.  Images of America: Ocean City, New Jersey, Volume II  1998
McLaughlin, Mark  Ocean City, NJ  1999
Miller, Fred and Susan  Images of America: Ocean City's Historic Hotels  2014
Miller, Fred  Ocean City: America's Greatest Family Resort  2003
Miller, Fred  Images of America: Ocean City, 1950-1980  2006
Miller, Fred and Susan  Legendary Locals of Ocean City, New Jersey  2011
Nationwide Environmental Title Research  Historic Aerials of Ocean City, New Jersey, 1920-2015  2018
Ocean City Div. of Planning & Development  Historic District Survey Forms  1991
Rush, Mary Townsend  Ocean City Guide Book and Directory  1893
Rush, Mary Townsend  Ocean City Guide Book and Directory  1895
Rush, Mary Townsend  Ocean City Guide Book and Directory  1892
Rush, Mary Townsend  Ocean City Guide Book and Directory  1894
Sanborn Map Company  Insurance Maps of New Jersey Coast, New Jersey  1937
Sanborn Map Company  Ocean City, Cape May County, New Jersey  1909
Sanborn Map Company  Ocean City  1923
Sanborn Map Company  Insurance Maps of the New Jersey Coast  1890
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
Notes: Evaluated as contributing, not key contributing, in 2018 survey (Hunter Research, Inc.) due to lack of character-defining elaborations typical of its style.

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:  0 Building  0 Bridge
0 Structure  0 Landscape
0 Object  0 Industry

Historic District?  ✓
District Name:  Ocean City Residential Historic District
Status:  Contributing

Associated Archaeological Site/Deposits?
(known or potential sites. If Yes, please describe briefly)

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft
Organization:  Hunter Research, Inc.
Property ID:  1398878108
Photograph 2: View showing the west elevation of the garage in the rear of 312 Central Avenue. View looking east.
Property Name: 315 Central Ave.
Address: 315 Central Ave
Ownership: Private
Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: Block: Lot:

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

Description:
The property at 315 Central Avenue contains two dwellings; the main dwelling (pictured above) faces west and fronts Central Avenue. It was built between 1910 and 1923. A cottage faces the rear alley to the east and was built between 1923 and 1937.

Main Dwelling
The 2.5-story, 2-bay, cross-gabled, L-plan, wood-frame dwelling has an asphalt-shingle roof, wood clapboard siding, 2/2 replacement vinyl windows and a brick foundation. Although stylistically non-descript, it does have elements of late Queen Anne-style architecture including overhanging eaves with exposed rafter tails; gable-end vergeboarding with a drop pendant and a jigsaw pattern of alternating diamonds and circles; a 2/2 attic window with a triangular transom with three triangular lights and a molded hood. The first story is dominated by a wraparound wood porch with a hipped roof supported by round Doric columns on brick pillars. The porch is enclosed by wood railings. A wood staircase with newel posts and ball finials provides access to the porch and a recessed side-hall main entry. The house has a small front yard with landscaping close to the foundation. The building has not been elevated or altered for flood protection.

This lot was undeveloped except for a small wood-frame outbuilding (probably associated with an adjacent property) until after 1909. The main house was built between 1910 and 1923 and according to the 1922 Ocean City Directory, occupied by Howard L. Barrett, a draftsman.
The main house at 315 Central Avenue was built circa 1910-23 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1923. It also retains a historically appropriate fenestration pattern although many window sashes have been replaced. Visible exterior fabric is almost entirely of historically appropriate materials, and much of original late Victorian ornamental detail is present. The dwelling has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Cottage

The cottage is a 2-story, 3-bay, side-hall, front-gabled vernacular wood-frame duplex. Exterior finishes are asphalt roof shingles, brick chimney and vinyl siding. It has 1/1 replacement vinyl windows. There is a partial-width overhang on the first story to the left of the main entry. A staircase on the south elevation leads to the second story unit.

The cottage was built between 1923 and 1937, and according to the 1937 Sanborn was a combination of a garage and a dwelling (probably an apartment on the second floor). The rear cottage at 315 Central Avenue was built circa 1923-1937 during the Ocean City Residential Historic District's period of significance. It is simple vernacular building that began as a combination garage and dwelling and was later converted into a duplex. Although there are no original exterior finishes visible and its design has been altered for a duplex, it retains its original massing and has integrity of setting, location, feeling and association, and is rated as a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

BIBLIOGRAPHY:

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**Attachments Included:**
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- 0 Bridge
- 0 Structure
- 0 Landscape
- 0 Object
- 0 Industry

**Historic District?**  
- ✔️

**District Name:** Ocean City Residential Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?**  
- □

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

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**Conversion Problem?**  
- □

**ConversionNote:** 21

**Date form completed:** 5/31/2018

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.
Photograph 2: Oblique view showing south and elevations of the rear dwelling (B) at 315 Central Avenue. View looking north.
Ocean City Architectural Survey
Block 306, Lot 10
315 Central Ave.
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2-bay, side hall, front-gabled, vernacular, wood-frame dwelling with Queen Anne-style influences at 317 Central Avenue stands at 2.5 stories, has a brick and concrete block foundation, and was constructed prior to 1890. Exterior materials include asbestos shingle siding, asphalt roof shingles, and a combination of 2/2 and 1/1 replacement vinyl windows throughout the house. Windows on the first and second stories have 2/2 vinyl windows while the gable contains 1/1 vinyl windows. The roof has overhanging eaves with visible rafter and a shallow jerkinhead gable. The gable peak above the attic window is filled by a cross-braced vergeboard. A series of small spherical buttons are applied to the vergeboard as relief. The first story is dominated by a wraparound 1-story porch with a hipped roof; square wooden posts; and wooden railings with a stick-style truss pattern in-fill between the upper and lower rails, and stairs. The rear elevation features a partial-width, gabled section of the house that is shorter than the main structure. The house has a small front yard taken up with ornamental shrubbery. The building has not been elevated or altered for flood protection. A modern, flat-roofed addition to the rear elevation of the house functions as a garage and has a large, modern garage door facing the alley behind the property.

317 Central Avenue was built prior to 1890, according to historic maps. (Sanborn Map Company 1890). In 1924, John Wilson, a laborer for Beall Brothers in Alton, Illinois, and his wife Panola lived at 317 Central Avenue (Polk 1924). The building is an example of the influence of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced...
trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

317 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1890. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of modern materials, though the house retains some of the ornamental detail expected in late-Victorian homes. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Registration and Status Dates:
National Historic Landmark?: No
National Register: 3/20/2003
New Jersey Register: 1/15/2003
Determination of Eligibility: SHPO Opinion:
Certification of Eligibility: Other Designation:

Location Map: Site Map:
(See Continuation Sheet for Maps)

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -1298382582
Page 2
Miller, Fred and Susan  Legendary Locals of Ocean City, New Jersey  2011
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Rush, Mary Townsend  Ocean City Guide Book and Directory  1895
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Sanborn Map Company  Insurance Maps of the New Jersey Coast  1890
Sanborn Map Company  Ocean City  1923
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
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  0  Bridge
  0  Structure
  0  Landscape
  0  Object
  0  Industry

Historic District?  □
District Name:  Ocean City Residential Historic District
Status:  Contributing

Associated Archeological Site/Deposits?  □  (known or potential sites. If Yes, please describe briefly)

Conversion Problem?  □  ConversionNote:  176
Date form completed:  5/31/2018

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft  (Primary Contact)
Organization:  Hunter Research, Inc.
Photograph 2: View showing the east elevation of the garage addition on 317 Central Avenue. View looking west.
Ocean City Architectural Survey
Block 306, Lot 9
317 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
320-322 Central Avenue is a 3-bay, 2.5-story, cross-gabled, wood-frame, post-modern dwelling that was constructed in 2002. It has a 2-story, full-width porch supported by round Doric columns on rectangular bases. Materials are asphalt roof shingles, vinyl siding, and 1/1 vinyl windows. The building’s form, massing and detailing echo those of the late-19th and early-20th-century dwellings in the historic district. There is a covered parking space in the rear of the lot with access from the alley.

The tax parcel/lot appears to have been used as a side yard for the house at 324 Central Avenue until 2002. In 1937, there was a square, wood-frame automobile garage (non-extant) at the northwest corner adjacent to the alley (Sanborn Map Company 1937; NETR 1956, 1957, 1963, 1970, 1987, 1991, 1995, 2002).

320-322 Central Avenue is evaluated non-contributing to the Ocean City Residential Historic District because it post-dates the district’s period of significance.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Due to the house’s...
Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.
New record created for a recently constructed non-contributing property that was subdivided from 324 Central Avenue (Block 307, Lot 17.02).

More Research Needed?  ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

- Building: 0
- Bridge: 0
- Structure: 0
- Landscape: 0
- Object: 0
- Industry: 0

Historic District:  ✔

District Name: Ocean City Residential Historic District

Status: Non Contributing

Associated Archeological Site/Deposits?  ☐

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

Conversion Problem?  ☐

ConversionNote: Null

Date form completed: 7/19/2018
Property Name: 321 Central Ave.
Address: 321 Central AVE
Ownership: Private
Apartment #: 
ZIP: 08226

Property Photo:

The property at 321 Central Avenue contains two dwellings: the main dwelling (pictured above) faces east and fronts Central Avenue. It was built circa 1918. A cottage, formerly a garage, faces the rear alley to the east and was built between 1923 and 1937.

Main Dwelling

This 2-bay vernacular dwelling at 321 Central Avenue is 2.5 stories tall, has a pyramidal hipped roof, brick chimney on the north elevation, rusticated concrete block foundation, and was constructed circa 1918 according to a plaque on the house. Exterior materials include wood clapboard siding on the first story, wood shingles on the second story, asbestos shingles on the dormer, and asphalt roof shingles. There are 6/1 replacement vinyl windows throughout the house, but the molded wood window surrounds and lintels remain. The hipped roof has deeply overhanging eaves and a frieze board over the second story. A hipped dormer on the main elevation also has 6/1 vinyl replacement windows. The first story is dominated by a full-width porch with a hipped roof and deeply overhanging eaves, and has a concrete staircase leading to the main entry. The porch has turned wooden posts and railing balusters. There is a decorative wooden screen door on the main entry. The house has a small front yard with short bushes planted close to the porch and foundation. There is a secondary side entry on the south elevation that has a hipped-roof overhang supported by wooden posts and brackets, and has concrete stairs and landing. The building has not been elevated or altered for flood protection.
The main house was built circa 1918 according to the plaque on the house. The 1923 Sanborn map confirms the presence of the house by that date. The 2-story structure in the rear of the property, also designated as 321 Central Avenue and on the same lot, appears on historic maps by 1937. William G. Horney, proprietor of Hotel Brighton in Ocean City, and his wife, Marian, lived at 321 Central Avenue in 1928 (Polk 1928). The rear building functioned as a 2-story auto garage and dwelling (probably an apartment on the second story) by 1937, and currently functions as a duplex.

Cottage

A 2-story, side-gabled duplex is located in the rear of the property and is furnished with asphalt roof shingles, a brick chimney on the south elevation, vinyl shingle siding on the second story, and wood clapboard on the first story. There is a wooden staircase leading to the second story that has a covered landing. The gabled overhang has exposed rafters and is supported by wooden posts. There is a metal overhang on the right side of the west elevation of the first story, possibly covering an entryway. There are two additional windows on the first and second stories on the west elevation. The rear of the structure has three 6/1 vinyl windows on the second story, while the first story has two louver windows and a wooden double barn door.

The main house at 321 Central Avenue was built circa 1918 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The dwelling is an example of the American Foursquare form, whose simple form and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles such as the Queen Anne. The American Foursquare gained popularity after 1890 and became widespread during the first decades of the 20th century. The American Foursquare is one of the dominant architectural forms in the Ocean City Historic District, with most examples dating from the 1900s to the 1920s. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1923. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of historically appropriate materials with the exception of the replacement window sash. The main dwelling has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource. The rear cottage was constructed between 1923 and 1937 during the Ocean City Residential Historic District’s period of significance. It is a simple vernacular building that began as a garage and dwelling, and then altered into a duplex. Although there are some modern exterior finishes and its design has been altered for a duplex, it retains its original massing and has integrity of setting, location, feeling and association, and is rated a contributing resource.

Setting:

The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.
**Demolished:** NO
**Survey:** CAP GB 70 v7: Contributing to H.D. (1/1/1990)

**Notes:**

More Research Needed? (checked=Yes)

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:** -1334735515
Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Status: Contributing

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ] ConversionNote: 328

Date form completed: 5/31/2018

Property ID: -1334735515
Photograph 2: View of the east elevation of the rear dwelling at 321 Central Avenue. View looking southwest.
Ocean City Architectural Survey
Block 306, Lot 8
321 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 2.5-story, side-hall, front-gabled, wood-frame vernacular dwelling consists of a pre-1890, 2-bay rectangular core fronting Central Avenue. A 2.5-story, 1-bay matching addition to the rear of the south elevation created an L-plan dwelling in 2012-13. Exterior materials include asphalt roof shingles and wood clapboard siding. The addition is gabled on the south side and clipped on the north side, and has another 1-story gabled structure in the rear. There is also brick exterior chimney on the south elevation. The front gable of the original pre-1890 core has wooden shingles with a hood over the coupled windows on the half story. There are 6/1 replacement vinyl windows with faux muntins of varying widths throughout the first and second stories. The dormers have 4/1 replacement vinyl windows and are gabled with wood shingles above wood lintels. The first story features a wraparound porch on the east and south elevations with a hipped roof. The porch is open and supported by decorative turned wooden posts with brackets. The porch also has small wooden staircase on the left side of the front façade. There is a modern Palladian window on the front façade of the addition that is recessed under the porch. The main entry faces south and is likely not in its original orientation (the original front door presumably would have been in the gable end facing the street). The house has a small front yard enclosed with a wrought iron fence with modern brick pillars. The building has not been elevated or altered for flood protection. There is a small 1-story, 1-bay, front-gabled shed in the northwest corner of the property with asphalt roof shingles, decorative wood trim, wood clapboard siding, and a barn door.

324 Central Avenue was built prior to 1890, according to a Sanborn map that shows a wood-frame dwelling with a porch and small rear

324 Central Avenue was built circa 1890 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic gable-form and massing, although the orientation of the main entry has been changed and there is a large modern addition visible from the street. It retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of historically appropriate materials. The dwelling has integrity of materials, workmanship, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 1126030879
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Miller, Fred and Susan
Miller, Fred
Nationwide Environmental Title Research
Ocean City Div. of Planning & Development
Rush, Mary Townsend
Rush, Mary Townsend
Rush, Mary Townsend
Sanborn Map Company
Sanborn Map Company
Sanborn Map Company
Taylor, Frank H

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
Notes: Evaluated as contributing, not key contributing, by 2001 NR/SR Nomination (Bzdak) and by 2018 survey (Hunter Research, Inc.).

More Research Needed?  (checked=Yes)

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Historic District ?  

District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  

Conversion Problem?  

ConversionNote: 326

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Photograph 2: View showing the north and west elevations of the shed behind 324 Central Avenue. View looking southeast.
Ocean City Architectural Survey
Block 307, Lot 17.02
324 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
The property at 325 Central Avenue contains two dwellings: the main dwelling (pictured above) faces west and fronts Central Avenue. It was built between 1910 and 1923 and is evaluated contributing. A cottage faces the rear alley to the east and was built between 1910 and 1923.

Main Dwelling

This 2-story, 3-bay, clipped front-gable roof, vernacular wood-frame dwelling was constructed between 1910 and 1923. The building, which has been converted into a duplex, has some Craftsman-style bungalow influences based on the low-pitch of the vented clipped gable end and the deeply overhanging and dominating 2-story porch, but exterior materials no longer include the use of any natural materials, as would befit the Craftsman style. Exterior materials include replacement asphalt roof shingles, second-story vinyl shingles, and first-story vinyl siding. There are 6/1 replacement vinyl windows with wooden trim throughout the first and second stories. There is a projecting 2-story bay window on the south side elevation. The house has a small front yard with landscaping and small plants. The building has not been elevated or altered for flood protection.

The main house was built between 1910 and 1923, according to historic maps. Historic maps indicate that a rectangular wood-frame
dwellings of the same massing facing Central Avenue and another rectangular wood-frame dwelling constructed perpendicular to the main structure existed on the property by 1923 (Sanborn Maps 1890, 1909, 1923). According to the 1924 Ocean City Directory, 325 Central Avenue was home to Raymond Adams, a plumber, and his wife, Florence.

The main house was built between 1910 and 1923 during the Ocean City Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation and form as documented by a Sanborn fire insurance map of 1923. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of replacement materials. The dwelling has integrity of workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Cottage

An additional two living units are housed in a rear cottage that is accessible from the alley between Central and Wesley Avenues. It is a 2-story, 3-bay, side-gabled cottage that is rectangular in plan, has a brick chimney and concrete foundation. Exterior materials include replacement asphalt roof shingles, vinyl shingles on the second story, and vinyl siding on the first story. The windows are 1/1 vinyl replacements, and there is a wooden staircase leading to the second story on the south elevation. The second story entry is covered by a wooden overhang supported by wooden posts. The first floor has entries on the west elevation and on the east elevation facing the alley and has one single-pane window to the right of the door modern, replacement door. The building has not been elevated or altered for flood protection.

The rear cottage was constructed around the same time as the main house and was designated as a 2-story auto garage in the 1923 Sanborn map. By 1937, the structure had changed to a combination of a garage and dwelling (probably an apartment on the second story).

The rear cottage was built between 1910 and 1923 during the Ocean City Historic District’s period of significance. It is a simple vernacular building that began as a garage, was converted to a combination of a garage and dwelling, and then altered again into a duplex. Although there are no original exterior finishes visible and its design has been altered for a duplex, it retains its original massing and has integrity of setting, location, feeling and association, and is rated as a contributing resource.

Setting:

The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Registration and Status Dates:

- National Historic Landmark?: [ ]
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- Determination of Eligibility:
- Certification of Eligibility:
- SHPO Opinion:
- Local Designation: 1/28/1993
- Other Designation:
- Other Designation Date:
- Eligibility Worksheet included in present survey?: [ ]
- Is this Property an identifiable farm or former farm?: [ ]

Location Map: [See Continuation Sheet for Maps]

Site Map:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft (Primary Contact)
Organization: Hunter Research, Inc.
Demolished: NO  
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)  

Additional Information:  
Demolished: NO  
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)  

More Research Needed? [ ] (checked=Yes)
Associated Archeological Site/Deposits? □

(known or potential sites. If Yes, please describe briefly)
Photograph 2: View of the east and south elevations of the rear dwelling at 325 Central Avenue with the east elevation of the rear dwelling at 321 Central Avenue beyond. View looking northwest.
New Jersey Department of Environmental Protection  
Historic Preservation Office  

PROPERTY REPORT  

Property Name: 328 Central Ave.  
Address: 328 Central AVE  
Ownership: Private  

PROPERTY LOCATION(S):  
County: CAPE_MAY  
Municipality: Ocean City  
Local Place Name: Ocean City  
USGS Quad:  
Block: 307  
Lot: 18  

Description:  
This dwelling at 328 Central Avenue was constructed in 2012 and is a post-modern interpretation of the Queen Anne-style. Front-facing gables, bay windows, a wraparound 1-story porch with square Doric columns, a hipped cupola, and raised basement echo features associated with late-19th and early-20th-century dwellings in the immediate vicinity. The building has asphalt roof shingles, vinyl siding, and 6/1 vinyl windows. There is covered parking space in the rear of the lot with access from the alley. There is also a front-gabled garage with modern exterior materials in the northwest corner of the property.  

328 Central Avenue was constructed in 2012 based on tax records. By 1923, the lot had a rectangular, wood-frame structure on the north side of the property (Sanborn Map Company 1937). By 1956, another front-gabled structure was constructed on the property to replace the original structure and was present during the 1991 Ocean City Historic District local survey (NETR 1956, 1957, 1963, 1970, 1987, 1991, 1995, 2002, 2006, 2007, 2008, 2010, 2012). This structure has since been demolished and replaced. A 1-story, 1-bay, front-gabled garage was added to the rear of the property facing the alley when the current dwelling was built.  

309-311 Central Avenue is evaluated non-contributing to the Ocean City Residential Historic District because its date of construction post-dates the district’s period of significance.

Setting:

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Due to the house’s recent date of construction, it was not evaluated in either the 1993 local district nomination or the 2003 State/National Register nomination.

Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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INTENSIVE-LEVEL USE ONLY:

Attachments Included:
- 0 Building
- 0 Bridge
- 0 Structure
- 0 Landscape
- 0 Object
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Historic District: [✓]
- District Name: Ocean City Residential Historic District
- Status: Non Contributing

Associated Archeological Site/Deposits?: [☐]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?: [☐]
- ConversionNote: 175

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -740587923
Ocean City Architectural Survey
Block 307, Lot 18
328 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
The property at 329 Central Avenue consists of two dwellings: the main dwelling (pictured above) faces east and fronts Central Avenue. It was built between 1910 and 1923. The rear cottage faces west and fronts the rear alley. It was built between 1923 and 1937. Both are evaluated contributing.

**Main Dwelling**

The 2.5-story, 3-bay, clipped front-gabled, rectangular plan, wood-frame, vernacular dwelling exhibits Craftsman-style bungalow influences with a low-pitched gable and deeply overhanging eave over a deeply recessed porch. Exterior materials include replacement asphalt roof shingles, vinyl shingles on the second story, and vinyl siding on the first story. The attic story has paired 9-light vinyl replacement windows. The second story has a partially-enclosed porch alteration on the second story with a side hall entry to that unit. The enclosed portion has four 6/1 vinyl windows while the open portion is finished with a vinyl square Doric column. The porch floor of the second story provides the overhang for the first story, and is supported by brick pillars. The first story porch floor is composite wood and has vinyl bannisters and spindles. A vinyl and composite wood staircase on the front elevation leads to the porch on the second story and is supported by concrete pillars. The main entry on the first story is centered. The house has a small front yard with landscaping and small plants. The building has not been elevated or altered for flood protection.
This lot was undeveloped until after 1909. The main house (A) was built between 1910 and 1923, according to historic maps. (Sanborn Maps 1890, 1909, 1923). The dwelling to the rear (B) was built between 1923 and 1937, and according to the 1937 Sanborn was a combination of a garage and a dwelling (probably an apartment on the second floor). According to the Ocean City Directory, 329 Central Avenue was the home of William and Iona Price in 1924. Neither listed occupations in the directory (Polk1924). The dwelling is an example of the influences of the Craftsman style, which reached peak popularity during the first three decades of the 20th century. Craftsman buildings, which emphasize horizontal construction as a reaction to the eclecticism and elaborations of 19th-century styles, are usually 1 or 1.5 stories. Typical features are a low-pitched, gabled roof with a wide, unenclosed eave overhang, exposed rafters, and decorative beams, along with tapered square columns on piers. The Craftsman style is found most commonly along the east-to-west avenues within the Ocean City Residential Historic District, with most examples dating from the 1910s and 1920s.

The main house at 329 Central Avenue was built between 1910 and 1923 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation and form as documented by a Sanborn fire insurance map of 1923. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of replacement materials. The dwelling has integrity of workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Cottage

An additional two living units are housed in a cottage on the rear of the property and accessible from the alley between Central and Wesley Avenues. It is a 2-story, 4-bay, side-hall, side-gabled, wood-frame dwelling that is rectangular in plan, has brick chimney and concrete foundation. Exterior materials include replacement asphalt roof shingles, vinyl shingles on the second story, and vinyl siding on the first story. The windows are 6/1 vinyl replacements, and there is a vinyl and composite wood staircase leading to the second story on the south elevation. The second story entry is covered by a wooden shed overhang supported by vinyl square Doric columns. The second story also hangs slightly over the first story on the east elevation along the alley. The first floor has an entry on the west elevation. The building has not been elevated or altered for flood protection.

The rear cottage was built between 1923 and 1937 during the Ocean City Historic District’s period of significance. It is a simple vernacular building that began as a combination garage and dwelling and was converted into a duplex. Although there are no original exterior finishes visible and its design has been altered for a duplex, it retains its original massing and has integrity of setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Sanborn Map Company  
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1937

Taylor, Frank H  
Ocean City, NJ  
1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)

Notes:

More Research Needed?  ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 
0 Building  0 Bridge
0 Structure  0 Landscape

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey 
Surveyor: Eryn Boyce and Rachel Craft  ☐ (Primary Contact)
Organization: Hunter Research, Inc.
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Conversion Problem? | ConversionNote: 362 |
Date form completed: | 5/31/2018 |

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Photograph 2: Oblique view showing south and east elevations of the rear cottage at 329 Central Avenue. View looking north.
Ocean City Architectural Survey
Block 306, Lot 6
329 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection  
Historic Preservation Office  

PROPERTY REPORT

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Property Photo:

![Property Photo](image_url)

Description:

This 2.5-story, 6-bay, side-hall, cross-gabled, T-plan, wood-frame, vernacular duplex was constructed between 1910 and 1920. It has two brick chimneys, one on the center roof ridge and one on the west elevation slope. Exterior materials on 330 Central Avenue (right) include asphalt roof shingles, replacement fish scale shingles on the front façade of the second story, and shingles on the first story and north elevation. Exterior materials on 332 Central Avenue (left) include asphalt roof shingles, replacement fish scale shingles on the front façade of the second story, vinyl siding on the south elevation, and vinyl shingles on the first story of the east elevation. The building has deeply overhanging eaves with exposed rafter ends and a fascia board on the 330 side and vinyl covering on the 332 side. There are 1/1 replacement vinyl windows with vinyl surrounds throughout the structure. The first story features a wraparound porch with a hipped roof and overhanging eaves and square Doric columns. Each column is supported by a brick pillar. Porch railings are vinyl replacements. There are separate wood steps in the last bay for each of the duplex’s side entries. The house are small front and side yards with landscaping close to the foundation of a raised basement. The building has not been elevated. To the rear of the property is a small modern or heavily altered, non-contributing, front-gabled shed with wood-panel siding and asphalt shingle roof.

330-332 Central Avenue was built between 1910 and 1920, according to historic maps and aerial photography, which show a dwelling of similar shape and massing on this lot by 1920 (Sanborn Maps 1909, 1937; NETR 1920). The structure appears as a wood-frame duplex.

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

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.
with the same plan, massing, and wraparound porch. According to the Ocean City Directory, 330 Central Avenue was occupied by Arthur, Elizabeth, and Emilie Helliwall in 1922. The Helliwalls did not list occupations in the directory. Edward Lee, an upholsterer, and Reuben Ludlam, a justice of the peace, lived at 332 Central Ave in 1922 (Boyd 1922).

330-332 Central Avenue was built between 1910 and 1920 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation and form as documented by a Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of modern materials. The dwelling has integrity of workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District?  [x]
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  [ ]  Conversion Note: 280
Date form completed: 5/31/2018
Photograph 2: View of the west elevation of the shed behind 330-332 Central Avenue. View looking east.
Ocean City Architectural Survey
Block 307, Lot 19 and 20
330-332 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 2.5-story, side-hall, gambrelled dwelling with Shingle-style influences has gabled side dormers and was constructed between 1890 and 1909. Exterior materials include a combination of asphalt and wood roof shingles, patterned wood shingles in the gable, and wood shingles on the first and second stories. The eave below the gambrel is clad with wood shingles. There are 6/1 replacement vinyl windows with faux muntins throughout the first and second stories. The dormers on the north and south elevations are pedimented and have patterned wood shingles above 6/1 replacement vinyl windows. The front gable has a Palladian window. The center arched window has wood muntins, lintels, and casings while the two 6/1 windows on either side are modern replacements. The first story features a full-width wood porch with bracketing under the overhanging eaves of the hipped roof. The porch is supported by narrow square Doric columns and has a staircase leading to the porch and recessed main entry. There are bay windows on the north elevation. The house has a small front yard with landscaping close to the foundation. The building has not been elevated or altered for flood protection.

334 Central Avenue was built between 1890 and 1909, according to historic maps. Historic maps indicate that a rectangular wood-frame dwelling with a full-width porch and small rear addition existed on this lot by 1909. A 1-story auto garage was constructed on the rear of the property by 1937, but was demolished by 2002 (Sanborn Maps 1890, 1909, 1937; NETR 1920, 1931, 1933, 1956, 1957, 1963, 1970, 1987, 1991, 1995, 2002). According to the 1922 Ocean City Directory, William H. Colisson, a plumber, and his wife Gertrude lived in 334 Central Avenue with N. Harvey, a student, and Cornelia A. Colisson (Boyd 1922). The house exhibits Shingle-style influences mostly in its patterned...
shingles, gambrel front form, and Palladian window, but it does not have other character-defining features such as Romanesque arches, rusticated stone on its lower levels, or a tower.

334 Central Avenue was built between 1890 and 1909 during the Ocean City Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation and form. It retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of historically appropriate materials. The dwelling has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between 5th and 6th Streets.

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Rush, Mary Townsend   | Ocean City Guide Book and Directory | 1892
Rush, Mary Townsend   | Ocean City Guide Book and Directory | 1893
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Sanborn Map Company   | Insurance Maps of the New Jersey Coast | 1890
Sanborn Map Company   | Insurance Maps of New Jersey Coast, New Jersey | 1937
Sanborn Map Company   | Ocean City | 1923
Taylor, Frank H       | Ocean City, NJ | 1903

**Additional Information:**
- Demolished: NO
- Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
- Notes: Property name 336-338 changed to 334 Central Ave. based on field verification. Evaluated as contributing, not key contributing, in 2018 survey (Hunter Research, Inc.) due to lack of character-defining elaborations typical of its style.

**More Research Needed?** (checked=Yes)

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**Historic District ?** ☑️

**District Name:** Ocean City Residential Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

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

**Conversion Problem?** ☐

**ConversionNote:** 327

**Date form completed:** 5/31/2018
Ocean City Architectural Survey
Block 307, Lot 21
334 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 2-story, 3-bay, front-gabled dwelling was constructed in 1962. Exterior materials include asphalt roof shingles, vinyl fish scale shingles in the gables, and asbestos shingle siding. The dominant feature of the façade is a 2-story, 2-bay porch under a projecting gable. The porch has vinyl-covered posts and vinyl railings. There are 1/1 vinyl windows throughout the structure with wide louvre windows in the right bays of both stories. The building has a concrete block foundation. The property has a small yard surrounded by a 3-foot chain-link fence. The building has not been elevated or altered for flood protection.

335 Central Avenue was built in 1962, according to tax records. Historic aerial photographs confirm this date of construction (NETR 1920, 1931, 1933, 1956, 1957, 1963). The lot was undeveloped previously.

335 Central Avenue was built circa 1962 after the Ocean City Residential Historic District’s period of significance. The dwelling is compatible in form and scale with historic buildings in the district but is non-contributing based on its date of construction.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one
of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Registration and Status Dates:

- National Historic Landmark?: □
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003

Determination of Eligibility:

- SHPO Opinion: 1/28/1993
- Local Designation:
- Other Designation:

Certification of Eligibility:

- Other Designation Date:

Eligibility Worksheet included in present survey? □

Is this Property an identifiable farm or former farm? □

Location Map: Site Map:

(See Continuation Sheet for Maps)

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Additional Information:
Demolished: NO
Notes:

| More Research Needed? | (checked=Yes) |

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District: ✓
District Name: Ocean City Residential Historic District
Status: Non Contributing
Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ ConversionNote: 222

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 306, Lot 5
335 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

| Property Name: | 337-339 Central Ave. | Ownership: | Private |
| Address: | 337-339 Central AVE | Apartment #: |  |
| ZIP: | 08226 |  |

PROPERTY LOCATION(S):

| County: | CAPE_MAY |
| Municipality: | Ocean City |
| Local Place Name: | Ocean City |
| USGS Quad: | 306 |
| Block: | 4 |

Property Photo: ![Property Photo](image)

Description:

This 2.5-story, 3-bay, rectangular-plan, front-gabled vernacular wood-frame dwelling with Craftsman-style influences was constructed in 1921. The dominant feature is a 2-story, full-width porch under an overhanging pent eave and gable end. The gable end is finished with fish-scale shingles and a paired replacement vinyl attic window with diamond pattern muntins. The porch is supported on 1.5-story brick pillars topped by half-story square Doric columns. Exterior materials include replacement asphalt roof shingles, vinyl shingles in the front gable, and vinyl siding. There are 1/1 replacement vinyl windows throughout the house, and the fenestration pattern appears altered, specifically the asymmetry created by the narrow picture windows in the left hand bays. Composite wood and vinyl staircases provide access to the second story on the north elevation and the first story to the right of the main entry. There is a projecting 2-story bay window on the south side elevation. The house has a small front yard with landscaping close to the foundation. The building has not been elevated or altered for flood protection.

337-339 Central Avenue was built in 1921, according to tax records. The 1923 Sanborn map confirms the presence of the house by that date. According to the 1928 Ocean City Directory, Ernest G. Dunstan, an engineer, and his wife Ruby lived at 337 Central Avenue (Polk 1928). The dwelling is an example of the influences of the Craftsman style, which reached peak popularity during the first three decades of the 20th century. Craftsman buildings, which emphasize horizontal construction as a reaction to the eclecticism and elaborations of 19th-century styles, are usually 1 or 1.5 stories. Typical features are a low-pitched, gabled roof with a wide, unenclosed eave overhang, exposed
rafters, and decorative beams, along with tapered square columns on piers. The Craftsman style is found most commonly along the east-to-west streets within the Ocean City Residential Historic District, with most examples dating from the 1910s and 1920s.

337-339 Central Avenue was built in 1921 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1923. Visible exterior fabric is mostly modern replacement materials and workmanship. The main dwelling has sufficient integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes: 337 Central Ave. changed to 337-339 Central Ave. based on field verification.

More Research Needed?  [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building  0 Bridge
0 Structure  0 Landscape
0 Object  0 Industry

Historic District?  [ ]
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  [ ]  ConversionNote: 313
Date form completed: 5/31/2018
Photograph 2: Oblique view showing west elevation and a partial south elevation. View looking northeast.
The property at 340-342 Central Avenue contains two buildings: the main dwelling (pictured above) faces east and fronts Central Avenue. It was built between 1920 and 1928. A garage/cottage faces the rear alley to the west and was also built between 1920 and 1928.

Main Dwelling

This 2.5-story, 3-bay, dwelling is an American Foursquare dwelling with Colonial Revival influences. It has an overhanging hipped roof with hipped dormers on all elevations, brick exterior chimney on the west (rear) elevation, and concrete foundation. Exterior materials include replacement asphalt roof shingles and possibly original asbestos shingle siding. There are 8/8 replacement vinyl windows with faux muntins throughout the house while the dormers have replacement 6/6 vinyl windows. The façade is dominated by a full-width, 2-story porch supported by square Doric columns. A wood staircase to the left of the front elevation leads to the first story porch, and a wood staircase on the north elevation leads to the second story porch. The house has a small front yard. The building has not been elevated or altered for flood protection.

Garage/Cottage
A 2-story, 2-bay, hipped-roof garage with upstairs apartment is located in the rear of the property. It is finished with replacement asphalt roof shingles and vinyl siding. There is a wooden staircase on the north elevation leading to a second story entry that has a covered landing. There are 1/1 replacement windows throughout the structure, as well as modern glazed doors on both stories. The west elevation features two, wood-paneled, overhead garage doors.

The main house and rear garage/cottage at 340-342 Central Avenue were built between 1920 and 1928, according to historic aerial photographs and city directories (NETR 1920, 1931, 1933; Polk 1928). The 1890 Sanborn map indicates that this lot was previously a side yard for the property currently designated as 346 Central Avenue. There was a small wood-frame structure in the northwest corner of the lot. By 1909, the small structure was gone. According to the 1928 Ocean City Directory, Maurice Hirst, a salesman, and his wife Edith lived at 340 Central Avenue. Leslie Howell, a carpenter, and his wife Margaret lived in 342 Central Avenue during the same year (Polk 1928).

Both buildings at 340-342 Central Avenue were built during the Ocean City Residential Historic District’s period of significance. The property is a rectangular lot within the street grid less than two blocks north of the camp meeting. The main dwelling is an American Foursquare, a form whose simplicity and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles such as the Queen Anne. The American Foursquare gained popularity after 1890 and became widespread during the first decades of the 20th century. The American Foursquare is one of the dominant architectural forms in the Ocean City Historic District, with most examples dating from the 1900s to the 1920s. The buildings retain their historic orientation, form and massing as documented by a Sanborn fire insurance map of 1923. The main house also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of historically appropriate materials with the exception of the replacement window sash. The main dwelling has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource. The rear building has mostly modern exterior finishes, but retains its original massing and has integrity of design, setting, location, feeling and association, and is rated as a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between 5th and 6th Streets.

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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:  0 Building  0 Bridge
0 Structure  0 Landscape
0 Object  0 Industry

Historic District?  □
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  □ (known or potential sites. If Yes, please describe briefly)
Photograph 2: Oblique view showing west and south elevations of the rear dwelling (B) at 340-342 Central Avenue. View looking northeast.
Ocean City Architectural Survey
Block 307, Lot 22
340-342 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 3-bay, center-hall, cross-gabled dwelling was constructed in 1916. The original core of the dwelling is a symmetrical T-plan, wood-frame structure with the top of the "T" facing the street. There is a 1-story, irregular form, flat-roof addition to the rear that was added by 1937. The side-gabled roof has a small, centered gabled dormer. Exterior materials include replacement asphalt roof shingles, vinyl shingles in the dormer gable, and vinyl siding. The structure has a brick foundation. There are 6/6 replacement vinyl windows with faux muntins throughout the house. The first story features a dominating, 1-story, full-width porch supported by oversized, round Doric columns. The porch is enclosed by a wood balustrade with turned, urn-shaped spindles. Two concrete steps lead from the ground level to the porch and front entry, which has a modern replacement door framed by fluted pilasters, which may be original. The building has not been elevated or altered for flood protection. The house has a small front yard.

There is a non-contributing outbuilding (probably originally a small cottage or garage) at the rear alley that was in the process of being remodeled and expanded in 2018. There is a hyphen connecting the outbuilding to the rear of the main dwelling.

341 Central Avenue was built prior to 1909 and after 1890 according to Sanborn maps. The building appears to have replaced an earlier single-story dwelling with a smaller footprint that was present before 1890. According to historic aerial photographs, the 2- and 1-story additions to the rear of the house were added between 1931 and 1933, and appear on historic maps by 1937 with the same massing and...
341 Central Avenue was built circa 1891-1908 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation and appearance to the street, as documented by a Sanborn fire insurance map of 1909. It also retains a historically appropriate façade fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of modern replacement materials. The dwelling has integrity of setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

BIBLIOGRAPHY:

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More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:

- 0 Building
- 0 Bridge
- 0 Structure
- 0 Landscape
- 0 Object
- 0 Industry

Historic District?  [ ]
District Name:  Ocean City Residential Historic District
Status:  Contributing

Associated Archeological Site/Deposits?  (known or potential sites. If Yes, please describe briefly)

Conversion Problem?  (Primary Contact)
ConversionNote:  314

Date form completed:  5/31/2018
Photograph 2: Oblique view showing north and west elevations. View looking southeast.
Photograph 3: Oblique view showing south and east elevations of the rear addition to 341 Central Avenue. View looking northwest.
Ocean City Architectural Survey
Block 306, Lot 3
341 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 3-bay, vernacular dwelling with Queen Anne-style influences has a core that was constructed prior to 1890, but the core is somewhat obscured by alterations and mid-20th-century additions. The original core of the dwelling is an L-plan, cross-gabled, wood-frame dwelling with a roof ridge brick chimney, wraparound porch, and brick foundation. A post-1937 addition to the north (side) elevation consists of a 2-story, 1-bay, flat-roof section and garage. There is also a post-1937, 2-story, single-bay addition to the rear. The building has a replacement asphalt shingle-clad roof, two gabled dormers on the south (side) elevation, and a molded wooden cornice. The house is clad in replacement asbestos shingle siding. There are 4/1 and 6/1 replacement vinyl windows with faux muntins and original wood trim throughout the house. The first story features a 2-bay wide, hipped-roof wooden porch supported by square Doric wood columns on brick pillars. There is a 1-story, 3-sided bay window on the front elevation under the porch. The porch on the south elevation has been enclosed, and now has a concrete block foundation with three large louvre windows. The enclosed porch also houses what now serves as the main entry. A concrete staircase leads to the porch and front entry. The building has not been elevated or altered for flood protection.

The original core of 346 Central Avenue was built prior to 1890, according to historic maps. The 1890 Sanborn map indicates that an L-plan, wood-frame dwelling with a wraparound porch existed on the lot then. The 2-story, 1-bay addition and garage were added to the north elevation after 1937 (Sanborn Map Company 1890, 1909, 1937). The 1892 Ocean City Directory lists 346 Central Avenue as the “N cor of Fourth st and Central ave,” which was the home of William Lake, a real estate agent and one of the founders of Ocean City (Rush 1892).
The building is an example of the influence of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

346 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building’s massing has been altered by mid-20th-century additions, particularly the addition of an attached garage and the enclosure of the side porch. Nonetheless, the original design remains apparent, in part because it retains a historically appropriate fenestration pattern and an open front porch. Visible exterior fabric is mostly later replacement materials including vinyl sashes and asbestos shingles, the latter probably installed when the north addition was built. The dwelling has integrity of setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 1861988057
McLaughlin, Mark  Ocean City, NJ  1999
Miller, Fred  Ocean City: America's Greatest Family Resort  2003
Miller, Fred and Susan Images of America: Ocean City's Historic Hotels  2014
Miller, Fred Images of America: Ocean City, 1950-1980  2006
Miller, Fred and Susan Legendary Locals of Ocean City, New Jersey  2011
Nationwide Environmental Title Research  Historic Aerials of Ocean City, New Jersey, 1920-2015  2018
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Sanborn Map Company Ocean City, Cape May County, New Jersey  1909
Sanborn Map Company Insurance Maps of the New Jersey Coast  1890
Sanborn Map Company Insurance Maps of New Jersey Coast, New Jersey  1937
Taylor, Frank H Ocean City, NJ  1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  ☑ (checked=Yes)

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Historic District?  ☑
District Name:  Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  ☑
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☑
Conversion Note:  4

Date form completed:  5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID:  1861988057
Photograph 2: View showing south elevation. Note the changes in foundation materials that indicate the enclosure of the wrap around porch. View looking north.
Ocean City Architectural Survey
Block 307, Lot 24
346 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
PROPERTY REPORT

Property Name: 405 Central Ave.
Address: 405 Central AVE
Ownership: Private
Apartment #: 405 Central AVE
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 406
Block: 13

Property Photo:

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

Description:
This property (Block 406, Lot 13) contains two dwellings. The main dwelling (pictured above) was constructed circa 1920 and is non-contributing to the Ocean City Residential Historic District due to loss of integrity of design. The rear cottage was also constructed circa 1920 and is contributing to the Ocean City Residential Historic District.

Main Dwelling

This 2.5-story, 3-bay, front-gabled dwelling at 405 Central Avenue was constructed circa 1920 as a single-story, hipped-roof building with a second-story added after 1991. The dwelling’s roof is clad with asphalt shingles, while the front elevation is covered with vinyl shingles and the side elevations are covered with vinyl siding. The building’s modern second story slightly overhangs the first story, which features a recessed entry with large sliding windows on either side. The property encompasses a large side yard at the corner of 4th Street and Central Avenue that has remained undeveloped.

405 Central Avenue was constructed circa 1920 according to historic aerial photography (NETR 1957, 1963). According to a previous survey, the building was a 1-story dwelling with a hipped roof and partial-width porch recessed under the cover of an overhanging roof (Ocean City Division of Planning & Development 1991). A second story was added and the partial-width porch was enclosed after 1991.
405 Central Avenue is evaluated non-contributing to the Ocean City Residential Historic District because the building has undergone significant form- and massing-altering modifications that post-date the district's recommended updated period of significance of 1879 to 1956. It has lost integrity of design because of the second-story addition and alterations to the fenestration pattern. The building does not have integrity of materials, workmanship or feeling. Integrity of setting, location and association are present but these are insufficient in and of themselves for the building to be considered contributing.

Rear Cottage

This 1-story, rectangular-plan, hipped-roof dwelling is clad in asphalt roof shingles and replacement vinyl siding. The building is oriented with its front facing west, away from the alley, so that entrance is through the side yard of the Main Dwelling. The side-hall front entry is a replacement partially glazed and paneled door covered by a modern storm door. Windows are 1/1 replacement sashes, one with faux muntins to appear as 6/6, with replacement casings. The building does not exhibit a particular style.

The rear cottage at 405 Central Avenue was constructed circa 1920 as a 1-story, rectangular-plan, wood-frame dwelling with a full-width porch (NETR 1920; Sanborn Map Company 1909, 1923). While the dwelling no longer retains its full-width porch, it does have its original form and massing. The cottage was historically associated with the original main dwelling of circa 1920.

The rear cottage at 405 Central Avenue was constructed circa 1920 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, as documented by historic aerial photograph from 1920 and a Sanborn fire insurance map of 1923. Visible exterior fabric contains mostly modern replacement materials but the current massing and form match those of its original construction. It has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is presently located adjacent to but outside of the boundary of Ocean City Residential Historic District (SR 1/15/2003 and NR 3/20/2003), which is formed by 405 Central Avenue's southern and western lot lines; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993). The property is judged to be within an area of potential boundary expansion due to the fact that the majority of the neighboring properties on the north and south side of Central Avenue were built within the recommended updated period of significance of 1879 to 1956 and retain historical integrity and that the residential character of the district continues uninterrupted on Central Avenue between Third and Seventh Streets. Although non-contributing properties are present, they are not present in significant enough numbers to interrupt the continuity of the district's residential streetscape. As such, there is sufficient continuity on the Central Avenue streetscape to incorporate the entirety of this block into the district.

Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The dwellings along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

Registration
and Status:

National Historic Landmark?:  
National Register:
New Jersey Register:

Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation: 1/28/1993

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

Location Map:
Site Map:
(See Continuation Sheet for Maps)

BIBLIOGRAPHY:

Author:  
Title: The Tichnor Brothers Postcard Collection, Boston Public Library
Year: 2018
HPO Accession #: (if applicable)

Author:  
Title: Polk's Ocean City Directory
Year: 1937

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

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**Additional Information:**
Demolished: NO
Notes: altered house, second floor is added

Main Dwelling is non-contributing; rear cottage is contributing.

**More Research Needed?** [ ] (checked=Yes)
Historic District?  
Selected

District Name: Ocean City Residential Historic District Expansion

Status: Contributing

Associated Archeological Site/Deposits?  
Not selected

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

Conversion Problem?  
Not selected

Conversion Note: 402

Date form completed: 5/31/2018
Photograph 2: Oblique view of the rear (east) and north elevations of the rear cottage at 405 Central Avenue. View looking southwest.
Property Name: 406 Central Ave.
Address: 406 Central Ave.
Apartment #: 406
Property ID: 1981450735
ZIP: 08226
Ownership: Private
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 407
Block: 15

Description:
The property at 406 Central Avenue consists of a main dwelling built prior to 1890 and a garage built circa 1920. Both are rated contributing resources to the Ocean City Historic District.

Main Dwelling
This 2.5-story, 3-bay, vernacular wood-frame dwelling with Italianate- and Queen Anne-style influences was constructed prior to 1890. The L-plan building has an irregular roof line with a front-gable over the two right hand bays and a flat-roof tower over the left hand recessed entry bays. The tower has a molded wood cornice, patterned frieze and paired attic windows with fanlight transoms and wood casings. The front elevation is dominated by a double-decker, hipped-roof, wood supported on square Doric columns and brick pillars. Exterior materials include replacement asphalt roof shingles and asbestos shingle siding. There are 2/2 replacement second- and first-story window sashes with wood lintels and casings. A wood staircase leads to the first story porch. The dwelling has a brick foundation. The building has not been elevated or altered for flood protection.

406 Central Avenue was constructed prior to 1890. By 1909, the dwelling had square, wood-frame additions on the rear (west) and south elevations. The house no longer has the southern addition, which was likely removed between 1937 and 1956. The wood-frame auto
A garage in the northwest corner of the property was constructed by 1920 (Sanborn Map Company 1890, 1909, 1937; NETR 1920, 1931, 1933, 1956). The 1922 Ocean City Directory lists 406 Central Avenue as the home of C.V.D. Conover, who did not list an occupation (Boyd 1922). The building is an example of the influence of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

406 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, as documented by a Sanborn fire insurance map of 1890. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric contains some modern replacement materials, but the current massing and form of the front and side elevations closely match those of its original construction. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Garage

There is a circa 1920, 1-story, 1-bay, front-gabled, wood-frame garage facing the alley to the rear of the house. It has asphalt roof shingles, wood shingled gable ends, and board-and-batten siding. It has overhanging eaves with exposed rafter tails and replacement plywood double doors.

The circa 1920 rear garage, though it has replacement roof materials and door, retains integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:

The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

BIBLIOGRAPHY:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
**Additional Information:**

Demolished: NO  
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)  
Notes:  

More Research Needed?  [ ] (checked=Yes)

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**Associated Archeological Site/Deposits?**  [ ]  
(known or potential sites. If Yes, please describe briefly)

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey  
**Surveyor:** Eryn Boyce and Rachel Craft  
**Organization:** Hunter Research, Inc.

**Property ID:** 1981450735
Photograph 2: View of the west elevation of the rear garage at 406 Central Avenue. View looking east.
Ocean City Architectural Survey
Block 407, Lot 15
406 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 2.5-story, 2-bay, hipped-roof, vernacular, wood-frame dwelling with raised brick basement was constructed between 1890 and 1909. The dwelling has a rectangular plan with a full-width, single-story porch, recessed entry in the right bay, and an open second-story sleeping porch above the main entry. Gabled single-bay dormers with double windows are located on the front and rear elevations, and hipped dormers flush with the overhanging eave on the side elevations. Exterior materials include replacement asphalt roof shingles and vinyl siding. There are 1/1 replacement windows with replacement casings throughout the house. There is a wood staircase with quarter turn leading to the main entry on the porch. The property is landscaped and mostly enclosed within a vinyl picket fence. The building has not been elevated for flood protection.

408 Central Avenue was constructed between 1890 and 1909 according to Sanborn maps (Sanborn Map Company 1890, 1909). The 1922 Ocean City Directory lists 408 Central Avenue as the home of Edward and Mildred Hogan, who did not list occupations (Boyd 1922).

408 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, as documented by a Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric contains mostly modern replacement materials, but the current massing and form match
those of its original construction. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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

Location Map: (See Continuation Sheet for Maps)

Site Map:

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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Structure
0 Object
0 Bridge
0 Landscape
0 Industry

Historic District ? ☑
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ ConversionNote: 77
Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 407, Lot 16
408 Central Ave.
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property ID: 2108110529

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 409-411 Central Ave.  Ownership: Private
Address: 409-411 Central AVE  ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY  Municipality: Ocean City  Local Place Name: Ocean City
USGS Quad: 406  Block: 12  Lot:

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

Description:
This property (Block 406, Lot 12) contains two houses with separate addresses. The house at 409 Central Avenue (pictured above) was constructed between 1909 and 1920. The house at 411 Central Avenue, which is located at the rear of the property, was also constructed between 1909 and 1920. Both are contributing resources to the Ocean City Residential Historic District.

409 Central Avenue

This 2.5-story, 3-bay, side-hall, American Four-square, hipped-roof, wood-frame dwelling with Craftsman-style influences was constructed between 1909 and 1920. Features on 409 Central Avenue include a wide gabled dormer, deeply overhanging eaves, a projecting rectangular bay with diamond-pattern casement windows in the center bay of the second story, a full-width first-story porch with deeply overhanging roof and paired Doric wood porch columns on rusticated concrete block pillars, and a raised, full-height, rusticated concrete block basement. Exterior materials include replacement asphalt roof shingles and vinyl shingle siding. There are 1/1 and 6/1 replacement windows with replacement casings throughout the house, and the fenestration pattern is unbalanced, suggesting there may have been some alterations in placement. The property has small front and side yards with some landscaping. The building has not been raised or otherwise elevated for flood protection.
409 Central Avenue was constructed between 1909 and 1920 according to historic maps and aerial photography (Sanborn Map Company 1890, 1909; NETR 1920). The 1922 Ocean City Directory lists 409 Central Avenue as the home of Frank Buzby, a house mover, and his wife, Mabel (Boyd 1922).

409 Central Avenue was built between 1909 and 1920 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The dwelling is an example of the American Foursquare form, whose simple form and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles such as the Queen Anne. The American Foursquare gained popularity after 1890 and became widespread during the first decades of the 20th century. The American Foursquare is one of the dominant architectural forms in the Ocean City Historic District, with most examples dating from the 1900s to the 1920s. The building retains its historic orientation, as documented by the Sanborn fire insurance map of 1909 and historic aerial photograph from 1920. Visible exterior fabric contains mostly modern replacement materials, but the current massing and form match those of its original construction. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

411 Central Avenue

This 2-story, 2-bay, side-hall, front-gabled, vernacular, wood-frame dwelling was constructed between 1909 and 1920. The building is set to the rear of a lot located between 409 and 413-15 Central Avenue. Access is primarily via the alley between Central and Wesley Avenues, although the dwelling is oriented to Central Avenue with a sidewalk passing through the side yards of the adjacent buildings. Exterior materials include asphalt roof shingles and wood clapboard siding. The house has overhanging eaves with exposed rafter tails and an exterior brick chimney on the north (side) elevation. There are 2/2 replacement windows throughout the house, and there is no second-story window on the front elevation. There is a full-width, single-story wood porch with a shed roof to the front of the house and a single-story shed-roof addition to the rear. The building has not been raised or otherwise elevated for flood protection.

411 Central Avenue was constructed between 1909 and 1920 according to historic maps and historic aerial photography (Sanborn Map Company 1890, 1909; NETR 1920).

411 Central Avenue was built between 1909 and 1920 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, as documented by historic aerial photograph from 1920 and a Sanborn fire insurance map of 1923. Visible exterior fabric contains some modern replacement materials but the current massing and form match those of its original construction. The dwelling has integrity of design, workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

BIBLIOGRAPHY:

Author: West Jersey History Project
Title: West Jersey History Project
Year: 2013
HPO Accession #: (if applicable)

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boys and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 2108110529
survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes: 409 Central Ave. changed to 409-411 Central Ave. based on field verification. 411 Central Avenue evaluated contributing (Hunter Research 2018), rather than key contributing (Ocean City 1990, Bzdak 2001) due to later date of construction per new research.

More Research Needed? ✓ (checked=Yes)
Historic District: Yes

District Name: Ocean City Residential Historic District

Status: Contributing

Associated Archeological Site/Deposits?: No

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

Conversion Problem?: No

Conversion Note: 28

Date form completed: 5/31/2018
Photograph 2: View of the front (west) elevation of 411 Central Avenue. View looking east.
Photograph 3: Oblique view showing east and north elevations. View looking southwest.
Ocean City Architectural Survey
Block 406, Lot 12
409-411 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 2-story, 2-bay, hipped-roof, vernacular, wood-frame, American Foursquare dwelling with Craftsman-style influences was constructed in 1912. The façade is dominated by a 2-story, full-width porch under deeply overhanging eaves. The porch has wood Doric columns on brick pillars. The porch rails and spindles are replacement vinyl and the porch deck is replacement composite wood flooring. Exterior materials include replacement asphalt roof shingles, asbestos shingle siding, and concrete block foundation. There are 1/1 replacement window sashes with original wood lintels and casings throughout the house. There is a large circa 2010 cross-gabled addition to the rear (west) elevation. It has the same exterior materials as the main block. The property has small front and side yards with some landscaping close to the porch foundation. The building has not been raised or otherwise elevated for flood protection.

412 Central Avenue was constructed in 1912 according to tax records, historic maps, and historic aerial photographs. The appearance of the building between 1909 and 1920 on historic maps and a historic aerial photograph corroborates the date of construction (Sanborn Map Company 1890, 1909; NETR 1920, 1933). On the 1937 Sanborn fire insurance map, the dwelling is a rectangular wood-frame building with a full-width porch on the front elevation and a small wing to the rear. An addition to the rear elevation was completed circa 2010 according to historic aerial photographs (NETR 1920, 1931, 1933, 1956, 1957, 1963, 1970, 1987, 1991, 1995, 2002, 2006, 2007, 2008, 2010, 2012). The 1937 Ocean City Directory lists 412 Central Avenue as the home of Theodore Dalbow, a painter, and his wife Etta. Theodore Dalbow, Jr. and Florence Dalbow, both clerks, also lived there (Polk 1937).
412 Central Avenue was built in 1912 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The dwelling is an example of the American Foursquare form, whose simple form and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles such as the Queen Anne. The American Foursquare gained popularity after 1890 and became widespread during the first decades of the 20th century. The American Foursquare is one of the dominant architectural forms in the Ocean City Historic District, with most examples dating from the 1900s to the 1920s. The building retains its historic orientation, as documented by historic aerial photograph from 1920 and a Sanborn fire insurance map of 1937. The dwelling’s form has been altered by rear additions which aren’t visible from the street, but they are visible from the alley. Visible exterior fabric includes mostly modern materials. The asbestos siding could be original but it would be a very early use of this siding material most popular from the 1920s to the 1950s. Despite these changes, the dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.
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Miller, Fred  Ocean City: America's Greatest Family Resort  2003
Miller, Fred  Images of America: Ocean City, 1950-1980  2006
Nationwide Environmental Title Research  Historic Aerials of Ocean City, New Jersey, 1920-2015  2018
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Sanborn Map Company  Ocean City  1923
Sanborn Map Company  Ocean City, Cape May County, New Jersey  1909
Sanborn Map Company  Insurance Maps of New Jersey Coast, New Jersey  1937
Sanborn Map Company  Insurance Maps of the New Jersey Coast  1890
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District?  

District Name:  Ocean City Residential Historic District
Status:  Contributing

Associated Archeological Site/Deposits?  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  
Conversion Note:  282

Date form completed:  5/31/2018

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft
Organization:  Hunter Research, Inc.
Property ID:  349968828
Photograph 2: View of the rear elevation addition to 412 Central Avenue. View looking southeast.
Ocean City Architectural Survey
Block 407, Lot 17
412 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 413-415 Central Ave.
Address: 413-415 Central AVE
Ownership: Private
Apartment #: 413-415 Central Ave.
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 406
Block: 11
Lot: 406

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

Description:
The property at 413-415 Central Avenue contains two structures: the main dwelling (pictured above) faces west and fronts Central Avenue. It was built between 1923 and 1928 and is evaluated contributing. The second, a garage, faces the rear alley to the east. It was built between 1923 and 1933 and is evaluated non-contributing.

Main Dwelling
This 2-story, 4-bay, rectangular-plan, vernacular, wood-frame duplex with Craftsman-style influences has an overhanging asphalt shingle-clad hipped roof with exposed rafter tails, asbestos shingle siding, and a rusticated concrete block foundation. Front windows are paired with wood lintels and casings. The original sash, as seen in the second story left, appear to have been 6/1 wood sash, but most are replacement 6/1 and 1/1 vinyl or metal sashes. The first story features a full-width, hipped-roof porch with, supported by round Doric columns on rusticated concrete block pillars. There is a modern lattice divider at the middle of the duplex on the porch. Staircases on the last bays of the porch lead to the outer bay entries of the duplex. 413 Central Avenue (left) has a modern glass storm door in the main entry, and 415 Central Avenue (right) has a wood panel door, neither of which appears original. The house has a small front yard with some landscaping. The building has not been elevated or altered for flood protection.
The main dwelling at 413-415 Central Avenue was built between 1923 and 1928, according to historic maps and information from an Ocean City Directory (Sanborn Map Company 1890, 1909, 1923; Polk 1928). The lot this dwelling occupies was previously undeveloped according to the 1923 Sanborn fire insurance map. According to the 1928 Ocean City Directory, Doris Hagermann, a bookkeeper for the Jersey Central Power & Light Company, lived at 413 Central Avenue. In the same year, Laurie Hartman, a carpenter, and his wife, Ida, lived in 415 Central Avenue (Polk 1928). The dwelling is an example of the influences of the Craftsman style, which reached peak popularity during the first three decades of the 20th century. Craftsman buildings, which emphasize horizontal construction as a reaction to the eclecticism and elaborations of 19th-century styles, are usually 1 or 1.5 stories. Typical features are a low-pitched, gabled roof with a wide, unenclosed eave overhang, exposed rafters, and decorative beams, along with tapered square columns on piers. The Craftsman style is found most commonly along the east-to-west streets within the Ocean City Residential Historic District, with most examples dating from the 1910s and 1920s.

The main house at 413-415 Central Avenue was built between 1923 and 1928 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, form and massing as documented by a historic aerial photograph of 1933. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is some historically appropriate materials, though there have been some modern replacements. The main dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

**Setting:**

The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

The garage at 413-415 Central Avenue was constructed between 1923 and 1933 during the Ocean City Historic District’s period of significance but has lost integrity of design, materials and workmanship and no longer conveys its historic use as a garage. It is evaluated non-contributing.

**National Historic Landmark**: No

**New Jersey Register**: 3/20/2003

**Local Designation**: 1/15/2003

**Ocean City Residential Historic District**: 1/28/1993

**National Register**: 3/20/2003

**SHPO Opinion**: 1/28/1993

**Other Designation**: 1/28/1993

Eligibility Worksheet included in present survey? Yes

Is this Property an identifiable farm or former farm? No

BIBLIOGRAPHY:

| Author: (None Listed) | Title: Polk's Ocean City Directory | Year: 1937 | HPO Accession #: (if applicable) |

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.

Property ID: 751791629
Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)

Notes:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 0 Building 0 Bridge
0 Structure 0 Landscape

Attachment List:
- Boyd's Ocean City Directory (1922)
- West Jersey History Project (2013)
- Polk's Ocean City Directory (1924)
- Polk's Ocean City Directory (1928)
- Boyd's Ocean City Directory (1921)
- The Tichnor Brothers Postcard Collection, Boston Public Library (2018)
- Bzdak, Meredith A, Ocean City Residential Historic District, National Register Nomination Form (2001)
- Cain, Tim, Peck's Beach: A Pictorial History of Ocean City, New Jersey (1988)
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- Rush, Mary Townsend, Ocean City Guide Book and Directory (1892)
- Sanborn Map Company, Ocean City (1923)
- Sanborn Map Company, Ocean City, Cape May County, New Jersey (1909)
- Sanborn Map Company, Insurance Maps of New Jersey Coast, New Jersey (1937)
- Sanborn Map Company, Insurance Maps of the New Jersey Coast (1890)
- Taylor, Frank H, Ocean City, NJ (1903)
Historic District: Yes

District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? No

Conversion Problem? No
Conversion Note: 283

Date form completed: 5/31/2018
Photograph 2: View looking northwest of the rear building (B).
Ocean City Architectural Survey
Block 406, Lot 11
413-415 Central Ave.
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 3-story, 4-bay, Second Empire-style, mansard-roof, wood-frame dwelling was constructed in 1898. The building’s form and appearance has been significantly altered with the addition of a dominating 3.5-story, single-bay, corner tower circa 2001-02, giving the building more of a Queen Anne-style character. Exterior materials include asphalt roof shingles in a fish-scale pattern, vinyl siding, and brick foundation. There are 6/6 replacement vinyl windows with faux muntins and replacement lintels, hoods, and casings. The first story features a hipped-roof, wraparound porch supported by square Doric columns. The porch bays are decorated with large circular brackets, decorative spindlework, and balustrade. There is a non-original vinyl staircase with decorative elements and leads to the porch and recessed main entry in the right-hand bay. The building has not been elevated or altered for flood protection.

The addition to the rear of the main structure was once a detached dwelling, but it has since been connected to the main structure by construction of a hyphen prior to 2007. The hipped-roof, square-plan dwelling has replacement asphalt roof shingles and vinyl siding. There are gabled dormers with paired windows on each elevation. The 6/6 replacement vinyl windows have replacement lintels. There is a partial-width porch on the south elevation above a first-story bump-out with vinyl rails and spindles. An entry to the first story is located below the porch. There is a modern shed on the south elevation of the addition.

416 Central Avenue was constructed in 1898 according to a plaque on the rear addition of the bed and breakfast. This date is supported by...
the dwelling’s appearance on historic maps between 1890 and 1909. By 1909, the irregular-plan, wood-frame structure had a porch that was full-width on the front elevation. The full-width porch was converted to a wraparound porch by 1937 and is documented as being enclosed by 1993 (Sanborn Map Company 1890, 1909, 1937; Ocean City Division of Planning & Development 1993). By 1937, there was a detached front-gabled, square-plan, wood-frame dwelling in the rear of the property. The corner tower was constructed on the main structure circa 2001-02. The rear dwelling’s roof was altered to be hipped with gabled dormers on each elevation between 1987 and 2002, adding a half-story to the structure (Sanborn Map Company 1937; Bzdak 2001; NETR 1920, 1931, 1933, 1956, 1957, 1963, 1970, 1987, 1991, 1995, 2002). By 2007, the two structures were connected by a narrow hyphen. The dwelling was converted into the Ocean City Mansion Bed and Breakfast in 2003 (Ocean City Mansion Bed and Breakfast 2018). The Ocean City Mansion Bed and Breakfast cites its builders and first owners of 416 Central Avenue as Albert Gilbert and Sarah Lake (Ocean City Mansion Bed and Breakfast 2018).

416 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The dwelling is a late example of the Second Empire style, which reached its peak popularity in the United States between 1860 and 1880. This building style, which was inspired by the architecture of France’s Second Empire, had fallen from popularity and largely disappeared by the end of the 19th century. Although not widespread within the Ocean City Residential Historic District, several examples of the Second Empire style dating from the 1880s to the 1900s appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century. The building retains its historic orientation, as documented by a Sanborn fire insurance map of 1909. Visible exterior fabric is mostly modern replacement materials, and the original massing, and style have been altered several times since its construction, most drastically by the construction of a corner tower circa 2001-02 that gives a false sense of the building’s original style. 416 Central Avenue has diminished integrity of design, materials and workmanship, although the original Second Empire style and form, particularly the mansard roof and porch, remain visible in the two right-hand bays. It retains integrity of setting, location, feeling and association, and is judged to be sufficiently intact to be rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 1996536708
Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.

Property ID: 1996536708  
Page 3
Photograph 2: View of the south elevation of the attached rear dwelling at 416 Central Avenue. View looking northeast.
## New Jersey Department of Environmental Protection
### Historic Preservation Office

**PROPERTY REPORT**

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### Description:

The property at 417 Central Avenue consists of a contributing circa 1909-1923 main dwelling and a non-contributing circa 1957-1963 garage.

**Main Dwelling**

This 1.5-story, 3-bay, rectangular-plan, dwelling with Craftsman-style influences was built between 1909 and 1923 and is an example of the vernacular gable-front form. According to Sanborn maps of 1923 and 1937, the house is constructed of hollow concrete block with a stucco covering. The building has a shallow roof line with jerkinhead and an asphalt-shingled pent eave overhanging the deeply recessed porch. The dwelling has paired non-original louvre windows with wood lintels and casings in the attic gable end, and 1/1 replacement sash windows with brick sills in the first story. A 3-sided bay window is located within the porch. The full-width porch is enclosed with screens and is supported by square columns with decorative tile and brick accents. There is a concrete staircase on the right of the front elevation that leads to the side-hall entry. There is a bay window on the south elevation. The house has a small front yard with some landscaping and a short picket fence. The building has not been elevated or altered for flood protection.

417 Central Avenue was built between 1909 and 1923, according to historic maps (Sanborn Map Company 1890, 1909, 1923). The garage
in the rear of the property was constructed between 1957 and 1963 (NETR 1920, 1931, 1933, 1956, 1957, 1963). According to the 1924 Ocean City Directory, Benjamin Adams, who did not list an occupation, lived at 417 Central Avenue (Polk 1924). The dwelling is an example of the influences of the Craftsman style, which reached peak popularity during the first three decades of the 20th century. Craftsman buildings, which emphasize horizontal construction as a reaction to the eclecticism and elaborations of 19th-century styles, are usually 1 or 1.5 stories. Typical features are a low-pitched, gabled roof with a wide, unenclosed eave overhang, exposed rafters, and decorative beams, along with tapered square columns on piers. The Craftsman style is found most commonly along the east-to-west streets within the Ocean City Residential Historic District, with most examples dating from the 1910s and 1920s.

417 Central Avenue was built between 1909 and 1923 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, form and massing as documented by a historic map of 1923. It also retains a historically appropriate fenestration pattern although some window sashes have been replaced. Visible exterior fabric is mostly historically appropriate materials, though there have been some modern replacements. The main dwelling has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Garage

There is a non-contributing detached 1-story rear garage that faces the alley. The circa 1957-63 garage post-dates the Ocean City Historic District’s period of significance and is not a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Registration and Status

National Historic Landmark?: □

National Register: 3/20/2003

SHPO Opinion:

New Jersey Register: 1/15/2003

Local Designation: 1/28/1993

Determination of Eligibility:

Certification of Eligibility:

Other Designation: □

Other Designation Date: □

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

Location Map: (See Continuation Sheet for Maps)

Site Map:

BIBLIOGRAPHY:

Author: Title: Year: HPO Accession #: (if applicable)

(None Listed) Polk’s Ocean City Directory 1924

(None Listed) Boyd’s Ocean City Directory 1921

(None Listed) Polk’s Ocean City Directory 1937

(None Listed) West Jersey History Project 2013

(None Listed) Polk’s Ocean City Directory 1928

(None Listed) Boyd’s Ocean City Directory 1922

(None Listed) The Tichnor Brothers Postcard Collection, Boston Public Library 2018

Bzdak, Meredith A Ocean City Residential Historic District, National Register Nomination Form 2001

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Surveyor: Eryn Boyce and Rachel Craft □ (Primary Contact)

Organization: Hunter Research, Inc.
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**Additional Information:**
- Demolished: NO
- Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
- Notes:
  - More Research Needed?  [ ] (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**
- Attachments Included:
  - 0 Building
  - 0 Bridge
  - 0 Structure
  - 0 Landscape
  - 0 Object
  - 0 Industry
- Historic District?  [x]
- District Name: Ocean City Residential Historic District
- Status: Contributing
- Associated Archeological Site/Deposits?  [ ]
  - (known or potential sites. If Yes, please describe briefly)

**Conversion Problem?**  [ ]
- ConversionNote: 233
- Date form completed: 5/31/2018

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey
**Surveyor:** Eryn Boyce and Rachel Craft
**Organization:** Hunter Research, Inc.

**Property ID:** 963399859
Ocean City Architectural Survey
Block 406, Lot 9
417 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 3-bay, rectangular-plan, cross-gabled, wood-frame, vernacular dwelling with Queen Anne-style influences was constructed prior to 1890. Exterior materials include asphalt roof shingles, vinyl fishscale shingles in the gable ends, vinyl siding and a brick foundation. Windows are of varying sizes and arrangements, including a simple Palladian window in the attic story, but all have 1/1 vinyl replacement sash, some with 2/1 faux muntins. There are hipped dormers on the north and south (side) elevations of the front gable. A circa 1970-87, 2-story, flat-roof addition fills in the ell above the porch and has eyebrow windows in the top story. The first story features a wood wraparound porch supported by square posts with ornamentation at the roofline. Rafter tails are visible in the overhanging porch eave. There is a wood staircase on the south elevation that leads to a recessed side-hall entry. The first story porch functions as an overhang for the full-height basement. The brick pillars supporting the porch do not appear to be original. The house has a small front and side yards with some landscaping. The building has not been elevated or otherwise altered for flood protection. There is a circa 1937-56, 2-story, 2-bay, flat-roof addition to the rear elevation of the dwelling.

420 Central Avenue was built prior to 1890 as an L-plan dwelling with a wraparound porch, according to historic maps. The rear addition was completed between 1937 and 1956, and the 2-story side elevation addition was constructed between 1970 and 1987. By 1937, there was a concrete-block auto garage in the rear of the property along the alley, but the structure was demolished between 1963 and 1970 (Sanborn Map Company 1890, 1909, 1937; NETR 1920, 1931, 1933, 1956, 1957, 1963, 1970, 1987). According to the 1892 Ocean City HSI Number: NRIS Number: HABS/HAER Number:
Directory, G.A. Bourgeois, a carpenter, lived at 420 Central Avenue (Rush 1892). The building is an example of the influence of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

420 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation as documented by a historic map of 1890. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is mostly replacement materials, and the dwelling’s form and massing have been altered by mid-20th-century and later additions. The dwelling has diminished integrity of design, materials and workmanship, but the historic form and massing are recognizable. The dwelling has integrity of setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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**Additional Information:**
- Demolished: NO
- Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
- Notes: 
  - More Research Needed? [ ] (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**
- Attachments Included:
  - 0 Building
  - 0 Bridge
  - 0 Structure
  - 0 Landscape
  - 0 Object
  - 0 Industry
- Historic District? [ ]
- District Name: Ocean City Residential Historic District
- Status: Contributing
- Associated Archeological Site/Deposits? [ ]
  - (known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ]
- ConversionNote: 330
- Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 407, Lot 19
420 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5′ Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 2.5-story, 6-bay, rectangular-plan, wood-frame, Second Empire-style duplex was constructed in 1901. The building features a full-height basement that functions as additional living space. Exterior materials include asphalt roof shingles, vinyl shingles in the dormer gables, and vinyl siding. There are 1/1 replacement vinyl windows of varying heights and widths, with the first story windows being particularly narrow and tall as compared to the windows of the second story. The 4 bay over 6 bay pattern of the façade is unbalanced and may reflect changes in window and doorway placement at the first floor. The cornices of the upper and second stories are decorated with wood brackets. There are two, single-bay, gabled dormers with decorative wood vergeboard on all elevations of the mansard roof. The first story features a full-width, hipped-roof wood porch supported by turned posts with jigsaw brackets. The porch is enclosed with plain horizontal rails. There is a centered wood staircase that leads from the street level to the side-by-side entries to the duplex. There is a 1-story, 3-sided bay window on the first story of the north elevation. The first-story porch functions as an overhang for the full-height basement and is supported with square wood posts. There is a 2-story, flat-roof rear wing that is original to the house. The house has a small front and side yards with some landscaping. The building has not been otherwise elevated or altered for flood protection.

421-423 Central Avenue was constructed in 1901, according to tax records. This construction date is supported by the appearance of the dwelling on historic maps between 1890 and 1909. Between 1963 and 1970, there was a rectangular addition built on the south (side)

421-423 Central Avenue was built in 1901 during the Ocean City Historic Residential District's period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The dwelling is a late example of the Second Empire style, which reached its peak popularity in the United States between 1860 and 1880. This building style, which was inspired by the architecture of France's Second Empire, had fallen from popularity and largely disappeared by the end of the 19th century. Although not widespread within the Ocean City Residential Historic District, several examples of the Second Empire style dating from the 1880s to the 1900s appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century. The building retains its historic orientation as documented by a historic map of 1909. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is mostly replacement materials, but the dwelling's form and massing have not been altered. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Demolished: NO
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
Notes: Evaluated as contributing, not key contributing, by 2001 NR/SR Nomination (Bzdak) and by 2018 survey (Hunter Research, Inc.)

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? (checked=Yes)
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? (checked=No)
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? (checked=No)
ConversionNote: 22

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 406, Lot 7 and 8
421-423 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 425-427 Central Ave.
Address: 425-427 Central AVE
Ownership: Private
Apartment #: ZIP: 08226

PROPERTY LOCATION(S):

County: Municipality: Local Place Name: USGS Quad: Block: Lot:
CAPE_MAY Ocean City Ocean City 406 6

Property Photo:

Description:
This 2.5-story, 3-bay, front-gabled, Contemporary-style duplex was constructed in 1988. The building's materials are asphalt roof shingles, vinyl siding, vinyl windows (paired and plate glass in a variety of shapes) and a concrete foundation. Some characteristics play off of the nearby historic buildings including a 2-story, full-width porch, gable-front form and a recessed side bay. The building has not been elevated or otherwise altered for flood protection. There is a small, modern shed on the southeast corner of the property.

425-427 Central Avenue was constructed in 1988 based on tax records and prior historic surveys. By 1909, there were two flat-roof, wood-frame, rectangular-plan dwellings fronting Central Avenue with two additional wood-frame dwellings toward the rear of the lot. Between 1923 and 1937, the primary dwellings were demolished, leaving only the two rear dwellings. An circa 1963-70 addition to the south elevation of 421-423 Central Avenue extended into this lot, but was removed for the construction of the current dwelling (Sanborn Map Company 1890, 1909, 1923, 1937; NETR 1920, 1931, 1933, 1956, 1957, 1963, 1970, 1987).

425-427 Central Avenue is evaluated non-contributing to the Ocean City Residential Historic District because its 1988 date of construction post-dates the district's period of significance.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between 5th and 6th Streets.

Registration and Status

| National Historic Landmark?: | ☐ |
| National Register: | 3/20/2003 |
| New Jersey Register: | 1/15/2003 |

Determination of Eligibility:

| SHPO Opinion: |  |
| Local Designation: | 1/28/1993 |

Other Designation:

| Other Designation Date: |  |

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

Location Map: Site Map:

(See Continuation Sheet for Maps)

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Sanborn Map Company  Insurance Maps of New Jersey Coast, New Jersey  1937
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Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes:

More Research Needed?  ☑ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
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Historic District?  ☑
District Name: Ocean City Residential Historic District
Status: Non Contributing

Associated Archeological Site/Deposits?  ☑
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☑  ConversionNote:  178
Date form completed:  5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Ocean City Architectural Survey
Block 406, Lot 6
425-427 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 2-bay, L-plan, front-gabled, wood-frame, vernacular dwelling with Queen Anne style influences was constructed between 1890 and 1909. The building’s dominant feature is a 2-story, full-width porch on a full-height basement, but there is also a 2-story octagonal turret with pyramidal spire peeking out over a north (side) elevation’s bay window attached to the rear ell. Exterior materials include replacement asphalt roof shingles, vinyl fish-scale shingles on the tower, vinyl siding, 1/1 vinyl replacement windows, and a brick foundation. There are shed dormers on the south elevation. The second story porch has been enclosed, has louver windows, and is supported by brick columns that extend to the foundation. The first story porch is finished with wood materials and has a wood staircase that leads to the side-hall main entry. The house has a small front and side yards that are enclosed with a non-original metal hairpin fence. The building has not been otherwise elevated or altered for flood protection.

426 Central Avenue was built between 1890 and 1909 as an L-plan dwelling with a full-width front porch, according to historic maps. The enclosed second-story porch may have once functioned as a sleeping porch. By 1937, a wood-frame auto garage was located to the rear of the property, but was demolished between 1987 and 1991 (Sanborn Map Company 1890, 1909, 1937; NETR 1920, 1931, 1933, 1956, 1957, 1963, 1970, 1987, 1991). According to the 1924 Ocean City Directory, Mrs. Elizabeth S. Carlin, who listed no occupation, lived at 426 Central Avenue (Boyd 1924). The building is an example of the influence of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements
characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

426 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation as documented by a historic map of 1909. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is mostly replacement materials, but the dwelling’s form and massing have not been altered. The main dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Surveyor: Eryn Boyce and Rachel Craft
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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
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  0  Bridge
  0  Structure
  0  Landscape
  0  Object
  0  Industry

Historic District?  

District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  (known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ConversionNote: 331

Date form completed: 5/31/2018

Property ID: -2070547264
Ocean City Architectural Survey
Block 407, Lot 20
426 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
The property at 428 Central Avenue contains two dwellings: the main dwelling (pictured above) faces west and fronts Central Avenue. It was built between 1890 and 1909 and is evaluated contributing. A cottage is located along the rear of the property near the alley. It was built between 1921 and 1933 and is evaluated contributing.

**Main Dwelling**

This 2.5-story, 3-bay, wood-frame, Queen Anne-style dwelling was constructed between 1890 and 1909. A central hipped roof with bracketing is visible between the projecting front gable (left) and an octagonal corner tower with pyramidal roof spire (right). Exterior materials include asphalt roof shingles, bracketed wood cornice, wood shingles covering the gable ends and tower, wood clapboard siding and a full-height basement with brick foundation. The window pattern is varied and includes single and paired replacement 1/1 sash windows; a three-sided, 2-story bay window (left); and a late Victorian patterned window adjacent to the main entry that may be original. Most windows retain wood lintels, casings, and sills. A 1-story wraparound wood porch has an overhanging hipped roof supported by turned wood posts and enclosed by a wooden balustrade with turned spindle balusters. There is a 1-story wing to the rear of the dwelling that is original to its construction. The house has a small front and side yards that are enclosed with a non-original metal hairpin fence. The building has not been otherwise elevated or altered for flood protection.
The main house was built between 1890 and 1909 with a wraparound front porch and 1-story rear addition, according to historic maps. (Sanborn Map Company 1890, 1909). According to the 1922 Ocean City Directory, Howard M. Fitzcharles, an estimator, and his wife Florence lived at 428 Central Avenue (Boyd 1922). The building is an example of the influence of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

The main house at 428 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation as documented by a historic map of 1909. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely historically appropriate materials. The dwelling has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Cottage

This 2.5-story, 2-bay, front-gabled, wood-frame dwelling was constructed on the rear between 1923 and 1933. The building is clad with replacement asphalt roof shingles and asbestos siding. The overhanging roof has exposed rafter tails. Its 1/1 and single-pane replacement windows have wood lintels and casings. There is a full-width porch on the front (east) elevation. There is a modern, glazed door on the north elevation. The building has not been otherwise elevated or altered for flood protection.

The rear cottage was constructed between 1921 and 1933 as a 2-story, wood-frame dwelling on the rear of the property (Sanborn Map Company 1937; NETR 1920, 1933). The rear cottage retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is mostly replacement materials, but the building retains its original form and massing. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

SHPO Opinion: 3/20/2003
National Register: 3/20/2003
New Jersey Register: 1/15/2003
Local Designation: 1/28/1993
Certification of Eligibility: 1/15/2003
Other Designation: 1/28/1993
Other Designation Date: 1/28/1993

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Registration and Status Dates:

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Eligibility Worksheet included in present survey? Yes
Is this Property an identifiable farm or former farm? No
Location Map: Site Map:
(See Continuation Sheet for Maps)
Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
Notes: Evaluated as contributing, not key contributing, by 2001 NR/SR Nomination (Bzdak) and by 2018 survey (Hunter Research, Inc.)

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
- 0 Building
- 0 Bridge
- 0 Structure
- 0 Landscape
- 0 Object
- 0 Industry

District Name: Ocean City Residential Historic District
Status: Contributing

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Associated Archeological Site/Deposits?  ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☐  ConversionNote:  181

Date form completed:  5/31/2018
Photograph 2: Oblique view showing south and east elevations. View looking northwest.
Photograph 3: Oblique view showing north and west elevations of the rear cottage at 428 Central Avenue. View looking southeast.
Description:
This 2.5-story, 4-bay, rectangular-plan, wood-frame, Second Empire-style duplex was constructed between 1890 and 1909. The dwelling's exterior materials include asphalt shingles on the mansard roof, brick exterior chimney (north elevation), asbestos shingle siding, and a raised basement with brick foundation. There are two, single-bay, gabled dormers to each elevation. Windows are vinyl 1/1 replacement sash. While the dormer and second-story windows appear to reflect an original symmetrical pattern, the first-story windows appear to have been enlarged and are asymmetrical. The main entry doors on the first story are modern replacements. Other than the mansard roof, the façade's dominant feature is a full-width porch that is finished with vinyl-clad square Doric columns, vinyl railing, and composite wood flooring. A double-sided vinyl and composite wood staircase leads to a gabled portico landing in the middle of the porch. There are 2-story, 3-sided bay windows on the north and south side elevations. The house has small front and side yards with some landscaping. The building has not been elevated or otherwise altered for flood protection.


Property Photo:

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

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.
Taylor, and Lillian Taylor lived at 431 Central Avenue during the same year. They did not list occupations in the directory (Boyd 1922).

429-431 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The dwelling is a late example of the Second Empire style, which reached its peak popularity in the United States between 1860 and 1880. This building style, which was inspired by the architecture of France’s Second Empire, had fallen from popularity and largely disappeared by the end of the 19th century. Although not widespread within the Ocean City Residential Historic District, several examples of the Second Empire style dating from the 1880s to the 1900s appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century. The building retains its historic orientation as documented by a historic map of 1909. Visible exterior fabric is mostly replacement materials, but the dwelling’s form and massing have not been altered, and the Second Empire style is evident. The main dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Registration and Status Dates:

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

Location Map: Site Map: (See Continuation Sheet for Maps)

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<td>Ocean City Residential Historic District, National Register Nomination Form</td>
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<td>Cain, Tim</td>
<td>Peck's Beach: A Pictorial History of Ocean City, New Jersey</td>
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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 2133866116
INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Bridge
0 Structure
0 Landscape
0 Object
0 Industry

Historic District? □
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □
ConversionNote: 380
Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:
More Research Needed? □ (checked=Yes)

Additional Information:
Ocean City Div. of Planning & Development
Historic District Survey Forms 1991
Rush, Mary Townsend
Ocean City Guide Book and Directory 1894
Rush, Mary Townsend
Ocean City Guide Book and Directory 1893
Rush, Mary Townsend
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Sanborn Map Company
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Taylor, Frank H
Ocean City, NJ 1903

Research References:
McLaughlin, Mark 1999
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Images of America: Ocean City, 1950-1980
Miller, Fred 2006
Images of America: Ocean City, 1950-1980
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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 2133866116
Page 3
Ocean City Architectural Survey
Block 406, Lot 4 and 5
429-431 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property ID: 1862491573

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 432 Central Ave.
Address: 432 Central AVE
Ownership: Private
Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 
Block: 407
Lot: 22

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

Description:
This 2-story, 4-bay, contemporary-style duplex was constructed in 1984. The building’s materials are asphalt roof shingles on the staggered hipped roof, vinyl siding, 1/1 windows throughout the structure, sliding glass doors, and a concrete foundation. There is a vinyl-clad chimney on the north elevation and a 2-story, vinyl porch on the staggered front elevation. The building has not been elevated or otherwise altered for flood protection.

432 Central Avenue was constructed in 1984 based on tax records and prior historic surveys. There was a pre-1890, wood-frame, rectangular-plan dwelling on the lot previously. By 1909, the dwelling had a wraparound front porch with a small addition on the rear. By 1937, an additional rear L-shaped addition was completed. This pre-1890 dwelling was demolished for the construction of the current structure (Sanborn Map Company 1890, 1909, 1923, 1937; NETR 1920, 1931, 1933, 1956, 1957, 1963, 1970, 1987).

432 Central Avenue is evaluated non-contributing to the Ocean City Residential Historic District because its 1984 date of construction post-dates the district’s period of significance.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Sanborn Map Company  Insurance Maps of New Jersey Coast, New Jersey  1937
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes:

More Research Needed?  [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
  0 Building  0 Bridge
  0 Structure  0 Landscape
  0 Object  0 Industry

Historic District?  [X]
District Name: Ocean City Residential Historic District
Status: Non Contributing

Associated Archeological Site/Deposits?  [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  [ ]  ConversionNote:  239

Date form completed:  5/31/2018
Ocean City Architectural Survey
Block 407, Lot 22
432 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 3-bay, rectangular-plan, hipped-roof, vernacular American Foursquare dwelling with Craftsman-style influences was built circa 1905. 433 Central Avenue’s exterior materials include replacement asphalt roof shingles, asbestos shingle siding, an exterior brick chimney on the north elevation, and a rusticated concrete block foundation for the raised full-height basement. The hipped roof has overhanging eaves and a centered, single-bay shed dormer with a 12-light wood casement window. The dwelling has 1/1 and 6/6 replacement vinyl sash windows with faux muntins, but the wood lintels remain. The first story facade’s dominating feature is a full-width wood porch with a hipped roof supported on wood posts. A wood staircase leads to the slightly off-center main entry. The full-height basement has a 1/1 window and modern replacement door in the right bay. There is a 1-story, flat-roof addition to the rear of the dwelling. The house has a small front yard surrounded by a wood fence. The building has not been otherwise elevated or altered for flood protection.

A circa 1920, 1-story, wood-frame, front-gabled garage is located in the rear of the property. The garage is clad with replacement asphalt roof shingles and vinyl siding, but retains a plain wood cornice. The garage door has been removed and replaced by a window.

433 Central Avenue was built between 1890 and 1909, according to historic maps, and is judged to date circa 1905 based on the style/form and the use of concrete for the foundation. A 1-story, wood-frame, square dwelling existed on the property prior to the construction of the current house. By 1923, a wood-frame auto garage was constructed in the southeast corner of the property along the alley. According to the
Registration and Status Dates:

National Historic Landmark?: [ ]

National Register: 3/20/2003

New Jersey Register: 1/15/2003

Determination of Eligibility:

SHPO Opinion: [ ]

Local Designation: 1/28/1993

Other Designation: [ ]

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Eligibility Worksheet included in present survey? [ ]

Is this Property an identifiable farm or former farm? [ ]

Location Map: [ ]

Site Map: [ ]

BIBLIOGRAPHY:

Author: Title: Year: HPO Accession #: (if applicable)

(Polk's Ocean City Directory 1928

The Tichnor Brothers Postcard Collection, Boston Public Library 2018

Boyd's Ocean City Directory 1922

Boyd's Ocean City Directory 1921

Polk's Ocean City Directory 1924

West Jersey History Project 2013

Polk's Ocean City Directory 1937

Ocean City Residential Historic District, National Register Nomination Form 2001

Peck's Beach: A Pictorial History of Ocean City, New Jersey 1988

Images of American: Ocean City, New Jersey 1996

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.
Esposito, Frank J. and Robert J. McLaughlin, Mark Miller, Fred Miller, Fred and Susan Miller, Fred Miller, Fred and Susan Nationwide


Notes:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District ?

District Name: Ocean City Residential Historic District Status: Contributing

Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 381

Date form completed: 5/31/2018


Property ID: -1183568587
Photograph 2: Oblique view of the east and north elevations of the garage at 433 Central Avenue. View looking southwest.
Ocean City Architectural Survey
Block 406, Lot 3
433 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 434-436 Central Ave.
Address: 434-436 Central AVE
Ownership: Private
Apartment #: Apartment
ZIP: 08226

Property Location(s):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 407
Block: 23
Lot: 407

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

Description:
The property at 434-436 Central Avenue contains two buildings: the main dwelling (pictured above) faces east and fronts Central Avenue. The core of the dwelling was built between 1909 and 1920, but has been heavily altered and is non-contributing to the historic district. A cottage faces the rear alley to the east and is a former garage that was built between 1909 and 1933 and is a non-contributing resource.

Main Dwelling
This building currently presents as a 2.5-story, 3-bay, Queen Anne-style duplex but its original presentation was as a 2.5-story, 6-bay, front-gabled, vernacular wood-frame dwelling with a pent eave and 2-story, full-width enclosed porch (Ocean City Division of Planning & Development 1991). The dwelling was altered to its current Queen Anne-style between 1991 and 2001 with the addition of the tower, two-bay porch, and one large and one small gabled dormer, as well as mansard roofs to the side elevations (Bzdak 2001). The building’s replacement materials are asphalt roof shingles, vinyl shingles, vinyl siding, windows with varied sashes, heights, and widths. The building has not been elevated or otherwise altered for flood protection.

The main dwelling was constructed between 1909 and 1920 as a 2-story, rectangular-plan, wood-frame dwelling with a full-width front porch according to historic maps and aerial photographs (Sanborn Map Company 1890, 1909, 1937; NETR 1920). It was heavily altered in...
conversion to an up-and-down duplex with Queen Anne-style features during the 1990s (Bzdak 2001).

The main dwelling at 432 Central Avenue is evaluated non-contributing to the Ocean City Residential Historic District because its original style has been heavily altered, and the alterations post-date the district’s period of significance. Its current style gives a false sense of history within the district. The dwelling does not retain integrity of design, materials or workmanship.

Cottage

There is a 1.5-story, 2-bay, front-gabled structure in the rear of the property that functions as a dwelling and storage space. The roof has overhanging eaves with exposed rafter tails and a plain vergeboard in the gable ends. Exterior materials are replacement asphalt roof shingles, replacement vinyl siding, and replacement sliding windows on the front elevation. The side and rear elevations have small boarded-over, attic level windows that are reminiscent of ventilators for a carriage house. A gabled porch on the first story of the front elevation has a hipped-roof and houses the main entry. The porch is elevated. The first story of the west elevation features double doors clad with vinyl siding. The dwelling is accessible from the alley between Central and Asbury Avenues. The building has not been elevated or otherwise altered for flood protection.

The rear dwelling was constructed between 1909 and 1933 as a 2-story, rectangular-plan, wood-frame automobile garage (Sanborn Map Company 1890, 1909, 1937; NETR 1920, 1931, 1933). The building’s exterior fabric is mostly modern replacement materials and there are alterations related to conversion into a dwelling. The rear dwelling is evaluated a non-contributing resource.

Setting:

The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Demolished: YES
Notes: Property name 436 Central Ave. changed to 434-436 Central Ave. based on field verification.

More Research Needed? ☐ (checked=Yes)

### INTENSIVE-LEVEL USE ONLY:

**Attachments Included:**

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**Historic District?** ☑

**District Name:** Ocean City Residential Historic District

**Status:** Non Contributing

**Associated Archeological Site/Deposits?** ☐

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

**Conversion Problem?** ☐

**ConversionNote:** 234

**Date form completed:** 5/31/2018

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.
Photograph 2: View showing the east elevation of the rear structure at 434-436 Central Avenue. View looking west.
Photograph 3: Oblique view showing north and west elevations of the rear structure at 434-436 Central Avenue. View looking southeast.
Ocean City Architectural Survey
Block 407, Lot 23
434-436 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 435-437 Central Ave.
Address: 435-437 Central Ave
Ownership: Private
Apartment #: Apartment #:
ZIP: 08226

Description:
This property (Block 406, Lot 2) contains three buildings: a main dwelling, a dwelling/garage and a rear cottage. The main dwelling (pictured above) at 435 Central Avenue as constructed circa 1905. The dwelling/garage to the rear of the main dwelling at 435 Central Avenue was constructed between 1923 and 1937. The rear cottage at 437 Central Avenue, was also constructed circa 1905. The three dwellings are contributing resources to the Ocean City Residential Historic District. They reflect a significant spatial relationship of main dwellings and alley-oriented secondary buildings that is common to the historic district.

Main Dwelling - 435 Central Avenue
This 2.5-story, 4-bay, rectangular-plan, is an American Foursquare vernacular dwelling with Craftsman-style influences. It has a hipped roof with a pent eave and a raised basement with a concrete foundation. Exterior materials include replacement asphalt roof shingles, standing metal-seam roofing on the porch, and replacement vinyl shingle siding. There are 6/1 replacement vinyl windows with faux muntins and replacement lintels, casings, and sills. The hipped roof has overhanging eaves with exposed rafter tails and a centered pent eave with a 3-light casement window. The main entry on the first story is recessed in the left bay and accessed via a concrete stairway. The first story features a full-width porch with a hipped roof. The porch’s three right-hand bays have been enclosed by with vinyl windows set within wooden frames with wood panel aprons. There is a 2-story, flat-roof addition to the building’s rear that is not visible from the street. The
The main dwelling was built between 1890 and 1909, according to historic maps, and based on style and concrete foundation likely dates to circa 1905. According to the 1921 Ocean City Directory, D.H. Killon, Jr., lived at 435 Central Avenue (Boyd 1921). The dwelling is an example of the American Foursquare form, whose simple form and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles such as the Queen Anne. The American Foursquare gained popularity after 1890 and became widespread during the first decades of the 20th century. The American Foursquare was one of the dominant architectural forms in the Ocean City Historic District, with most examples dating from the 1900s to the 1920s.

The main dwelling at 435 Central Avenue were built circa 1923 and 1937, according to historic maps. The building was connected to the neighboring cottage at 437 Central Avenue near the time of its construction (Sanborn Map Company 1890, 1909, 1923, 1937).

Rear Dwelling/Garage - 435 Central Avenue

There is a 2-story, 3-bay, flat-roof, wood-frame, dwelling/garage and garage to the rear of 435 Central Avenue. It is accessible from the alley between Central and Wesley Avenues. The building is clad with wood clapboard siding and has 6/1 wood sash windows. The second story has full-width porches on the east and west elevations. The porch on the east (alley facing) elevation is supported with large shaped wood brackets. Two- and one-car wood garage doors face the alley. There is a 2-story, 1-bay hyphen that connects this dwelling/garage with the rear cottage at 437 Central Avenue.

The dwelling/garage was built between 1923 and 1937, according to historic maps. The building was connected to the neighboring cottage at 437 Central Avenue near the time of its construction (Sanborn Map Company 1890, 1909, 1923, 1937).

The rear dwelling/garage at 435 Central Avenue were built circa 1923-36 during the Ocean City Residential Historic District’s period of significance. The property is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced in the main dwelling. Visible exterior fabric is almost entirely of modern replacement materials with the exception of the window in the pent eave of the main dwelling. The property has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Rear Cottage - 437 Central Avenue

This 2-story, 2-bay, front-gabled, vernacular cottage was constructed between 1890 and 1909 as a rectangular-plan, wood-frame building set back from Central Avenue. Exterior materials include asphalt roof shingles, overhanging eaves with exposed rafter tails, bracketed verge board in the gable end, wood clapboard siding, patterned 9/1 wood-sash windows with wood lintels and casings, and concrete foundation. The first story has a projecting, enclosed, partial-width, wood porch with a front gable. The porch houses the main entry and is enclosed by narrow 8-light casement windows. The porch wraps around the south (side) elevation and forms a secondary entry to the rear (facing the alley). The property’s yard is mostly paved concrete and is shared with the neighboring dwelling at 435 Central Avenue. The dwelling is connected by a 2-story hyphen with the rear dwelling/garage at 435 Central Avenue. The building has not been elevated or otherwise altered for flood protection.

437 Central Avenue was constructed between 1890 and 1909 according to historic maps (Sanborn Map Company 1890, 1909). It likely dates circa 1905 based on its location and comparison with neighboring properties. The dwelling’s now partial-width porch was once a full-width porch, according to historic maps. (Sanborn Map Company 1890, 1909, 1937). The 1922 Ocean City Directory lists 437 Central Avenue as the home of Howard, a salesman, Lillian, and Marion Taylor (Boyd 1922). 437 Central Avenue was built circa 1905 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation, as documented by a Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern. Visible exterior fabric contains some mostly historically appropriate materials, and the current massing and form match those of its original construction. The dwelling has integrity of design, materials, workmanship, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced...
mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between 5th and 6th Streets.

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Additional Information:
Demolished: NO
Notes: 435 Central Ave. changed to 435-437 Central Ave. based on field verification. Re-evaluated as contributing in 2001 NR/SR Nomination (Bzdak) and 2018 survey (Hunter Research, Inc.)

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0  Building
0  Bridge
0  Structure
0  Landscape
0  Object
0  Industry

Historic District?  □
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  □
ConversionNote:  383

Date form completed:  5/31/2018
Photograph 2: Oblique view showing the north and east elevations of the rear structure at 435 Central Avenue. View looking southwest.
Photograph 3: Oblique view showing south and east elevations. View looking northwest.
Photograph 4: Oblique view showing the front (west) elevation of the 437 Central Avenue. View looking east.
Ocean City Architectural Survey
Block 406, Lot 2
435-437 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property ID: 1908849860

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 600 Central Ave. 
Address: 600 Central Ave.

Ownership: Private
Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 
Block: 604
Lot: 16

Property Photo:

600 Central Avenue was constructed circa 2017-18 based on aerial photographs of recent construction on the property (Google Maps 2018). A dwelling with a similar roofline, porch and style existed on the lot at the time of earlier historic surveys, but the current dwelling departs significantly from structural and material elements of the previous house (Ocean City Division of Planning & Development 1993; Bzdak 2001). The 1991 survey indicates that the former dwelling was a 1.5-story Craftsman-style house with an elevated basement, while the current dwelling is 2.5-stories with a full-height basement and a much deeper and taller porch.

600 Central Avenue is evaluated a non-contributing resource to the Ocean City Residential Historic District because it post-dates the district’s period of significance.

Setting:

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates.

Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Demolished: YES
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes: 600 Central Ave. @ 6th changed to 600 Central Ave. based on field verification. Re-evaluated non-contributing in 2018.

More Research Needed? ☑ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
- 0 Building
- 0 Bridge
- 0 Structure
- 0 Landscape
- 0 Object
- 0 Industry

Historic District ? ☑
District Name: Ocean City Residential Historic District
Status: Non Contributing

Associated Archeological Site/Deposits? ☑
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☑ Conversion Note: 7
Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 604, Lot 16
600 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 2-bay, side-hall, clapboarded, rectangular-plan, Second Empire-style dwelling was constructed between 1890 and 1909. The building has an asphalt fishscale-shingled mansard roof under a classicized wood cornice with pedimented dormers. A recess in the mansard’s left bay indicates that the original floor plan below, as confirmed by the 1909 Sanborn map, followed suit with a recessed second-story sleeping porch, now in-filled, and a recessed side-hall entry, now bumped out. Windows are 1/1 replacement vinyl sash with wood lintels, casings, and sill. The doors are also modern replacements with wood trim. The façade’s dominant feature is a 2-story, full-width wood porch that is supported by oversized, square Doric columns on top of unoriginal concrete-block pillars (replacing original brick pillars) that have been recently coated in a cement-like substance in advance of a final finish. There is a small balcony to the south side of the second story porch. A replacement wood staircase on the front elevation leads to the first story porch. The building was recently elevated for flood protection with the original building raised and set upon a new three-quarters height basement. The house has small front and side yards. There is a non-contributing modern shed in the rear of the property.

604 Central Avenue was built between 1890 and 1909, and appears as a 2-story, wood-frame dwelling with a mansard roof, according to historic maps (Sanborn Map Company 1890, 1909). A previous historic survey noted the dwelling’s original foundation was brick (Bzdak 2003). According to the 1921 Ocean City Directory, Edgar Harrison, who did not list an occupation, lived at 604 Central Avenue (Boyd 1921).
604 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The dwelling is a late example of the Second Empire style, which reached its peak popularity in the United States between 1860 and 1880. This building style, which was inspired by the architecture of France’s Second Empire, had fallen from popularity and largely disappeared by the end of the 19th century. Although not widespread within the Ocean City Residential Historic District, several examples of the Second Empire style dating from the 1880s to the 1900s appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century. The building retains its historic orientation, form and massing, with exception of in-filling of the recessed porch and elevation, as documented by a Sanborn fire insurance map of 1909. The dwelling has diminished integrity of design, materials, and workmanship, but manages to convey its original Second Empire-style by virtue of the mansard roof and the 2-story porch with Doric column posts. It retains integrity of setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
McLaughlin, Mark  Ocean City, NJ  1999
Miller, Fred and Susan  Images of America: Ocean City's Historic Hotels  2014
Miller, Fred  Ocean City: America's Greatest Family Resort  2003
Miller, Fred  Images of America: Ocean City, 1950-1980  2006
Miller, Fred and Susan  Legendary Locals of Ocean City, New Jersey  2011
Nationwide Environmental Title Research  Historic District Survey Forms  1991
Ocean City Div. of Planning & Development  Ocean City Guide Book and Directory  1893
Rush, Mary Townsend  Ocean City Guide Book and Directory  1892
Rush, Mary Townsend  Ocean City Guide Book and Directory  1894
Rush, Mary Townsend  Ocean City Guide Book and Directory  1895
Sanborn Map Company  Ocean City, Cape May County, New Jersey  1909
Sanborn Map Company  Ocean City  1923
Sanborn Map Company  Insurance Maps of the New Jersey Coast  1890
Sanborn Map Company  Insurance Maps of New Jersey Coast, New Jersey  1937
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
Notes: Evaluated as contributing, not key contributing, by 2001 NR/SR Nomination (Bzdak) and by 2018 survey (Hunter Research, Inc.)

More Research Needed?  [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 0 Building  0 Bridge
0 Structure  0 Landscape
0 Object  0 Industry

Historic District?  [ ]
District Name:  Ocean City Residential Historic District
Status:  Contributing

Associated Archeological Site/Deposits?  [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  [ ]
ConversionNote:  169
Date form completed:  5/31/2018

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft
Organization:  Hunter Research, Inc.

Property ID:  1891279147
Ocean City Architectural Survey
Block 604, Lot 17
604 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 608-610 Central Ave.  
Ownership: Private  
Address: 608-610 Central Ave  
Apartment #:  
ZIP: 08226  

PROPERTY LOCATION(S):

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Description:
This 2.5-story with raised basement, 4-bay, rectangular-plan, vinyl-sided, wood-frame vernacular duplex with Queen Anne-style influences was constructed between 1890 and 1909. The asphalt-shingled hipped roof with overhanging eaves features a widow’s walk and hipped single-bay dormers on either side of a triangular pediment centered over the two middle bays. The fenestration pattern consists of single 1/1 replacement vinyl windows at the second story, and three-sided bay windows with replacement 1/1 vinyl sash at the first story under the porch roof. The full-width porch has a hipped roof and centered, projecting, pedimented portico supported by multiple round wood Doric columns on vinyl-clad pillars. The porch is enclosed by replacement vinyl railings. A double-sided staircase with quarter turns leads from the ground level to a landing under the porch portico. The house has a small front and side yards. The dwelling has not been elevated or otherwise altered for flood protection. There is a garage in the rear of the property that is a front-gabled structure with asphalt roof shingles, exposed rafter tails, and vertical wood board siding and doors.

608-610 Central Avenue was built between 1890 and 1909, and appears as a wood-frame dwelling with a full-width front porch on Sanborn maps (Sanborn Map Company 1890, 1909). According to the 1922 Ocean City Directory, Laura G. McManus, who did not list an occupation, lived at 608 Central Avenue. C. Eugene Harvey, a physician, lived at 610 Central Avenue during the same year (Boyd 1922). The rear 1-story, wood-frame garage was present on the 608 Central Avenue side of the lot by 1937 (Sanborn Map Company 1937). The building is an example of the influence of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.
Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

608-610 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is mostly replacement materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource. The rear garage has integrity of materials, workmanship, design, setting, location, feeling and association, and is rate a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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<td>Images of America: Ocean City, New Jersey, Volume II</td>
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Demolished: NO
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
Notes: 608 Central Ave. changed to 608-610 Central Ave. based on field verification. Evaluated as contributing, not key contributing, by 2001 NR/SR Nomination (Bzdak) and by 2018 survey (Hunter Research, Inc.).

Additional Information:

Ocean City Div. of Planning & Development
Historic District Survey Forms
1991

Sanborn Map Company
Insurance Maps of New Jersey Coast
1890

Sanborn Map Company
Insurance Maps of New Jersey Coast, New Jersey
1937

Sanborn Map Company
Ocean City
1923

Sanborn Map Company
Ocean City, Cape May County, New Jersey
1909

Taylor, Frank H
Ocean City, NJ
1903

More Research Needed? [ ]
(checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District? [ ]

District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ]
ConversionNote: 272

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 1123333318
Photograph 2: View showing the west and south elevations of the rear garage at 608-610 Central Avenue. View looking northeast.
Description:
This 2.5-story, 2-bay, front-gabled, rectangular-plan, side-hall, vernacular wood-frame dwelling was constructed between 1890 and 1909. Exterior materials include asphalt roof shingles, asbestos shingle siding and a brick foundation. The roof has overhanging eaves with exposed decorative rafter tails, a vergeboard in the front gable end, and a jerkinhead cross gable on the south (side) elevation that caps a wide 2-story bay window. Windows have 1/1 replacement vinyl sash with non-original diamond-patterned faux muntins in the upper sash (originals were 2/2 wood sash based on the 1991 survey) with wood lintels, casings and sills. The full-width, single-story wood porch with a shed roof has turned wood posts and wood picket railing. The porch’s decorative spindlework and semi-circular brackets were not present in 1991. The house has small front and side yards. The building has not been elevated or otherwise altered for flooding.

611 Central Avenue was built between 1890 and 1909, and appears as a wood-frame dwelling with a full-width front porch, according to historic maps (Sanborn Map Company 1890, 1909).

611 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1909. The window sashes have been replaced and the front windows
have historically inappropriate diamond panes in place of the original 2/2 windows that were documented in 1991. Visible exterior fabric includes some replacement materials, including decorative porch details that appear historic but were installed relatively recently. The asbestos shingles likely are replacement material from the 1920s to the 1950s, and although not original date to the recommended updated period of significance of 1879 to 1956. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Registration and Status Dates:
- National Historic Landmark?: [ ]
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- Determination of Eligibility: SHPO Opinion:
- Local Designation: 1/28/1993
- Certification of Eligibility: Other Designation:
- Other Designation Date: Other Designation Date:
- Eligibility Worksheet included in present survey?: [ ]
- Is this Property an identifiable farm or former farm?: [ ]

Location Map: (See Continuation Sheet for Maps)

Site Map:

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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0  Building  0  Bridge
0  Structure  0  Landscape
0  Object  0  Industry

Historic District ?  ☑
District Name:  Ocean City Residential Historic District
Status:  Contributing

Associated Archeological Site/Deposits?  ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☐  ConversionNote:  171

Date form completed:  5/31/2018

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft
Organization:  Hunter Research, Inc.
Property ID:  981645137
Ocean City Architectural Survey
Block 603, Lot 11 and 12
611 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
**Property Name:** 612-614 Central Ave.  
**Address:** 612-614 Central AVE  
**Ownership:** Private  
**ZIP:** 08226  

**PROPERTY LOCATION(S):**  

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**Property Photo:**

This duplex at 612-614 Central Avenue was constructed in 2012-2013 and is a post-modern interpretation of the Queen Anne style. The building’s 2-bay front-gable form with a corner tower, 2-story porch with Doric columns, and raised basement echo features associated with late-19th-century and early-20th-century dwellings in the immediate vicinity. The building’s materials are asphalt roof shingles, vinyl siding, 4/1 vinyl windows, and concrete/brick foundation. There is covered parking space in the rear of the lot with access from the alley.


612-614 Central Avenue is evaluated non-contributing to the Ocean City Residential Historic District because its 2012-2013 date of construction post-dates the district’s period of significance.

**Setting:**
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Due to the house’s
recent date of construction, it was not evaluated in either the 1993 local district nomination or the 2003 State/National Register nomination.

Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Additional Information:
Demolished: YES
Survey: ():
Notes: Central Ave. changed to 612-614 Central Ave. based on field verification.

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? Yes
District Name: Ocean City Residential Historic District
Status: Non Contributing

Associated Archeological Site/Deposits?
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? (checked=No)
Conversion Note: 8

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 613 Central Ave.  Ownership: Private
Address: 613 Central AVE  Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY  Municipality: Ocean City  Local Place Name: Ocean City
USGS Quad: 603  Block: 10  Lot: 

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

Description:
The property at 613 Central Avenue contains a circa 1890-1909 main dwelling and a circa 1923-1937 garage. Both are rated contributing.

Main Dwelling

This 2.5-story, 3-bay, vernacular wood-frame dwelling was constructed between 1890 and 1909. The building has an asphalt-shingled cross-gabled roof with a projecting front gable and a recessed side entry with wraparound single-story porch. Asbestos shingle siding is likely an unoriginal but early to mid-20th-century treatment. The house stands on a full-height basement with brick foundation. Windows are original 2/2 wood sash with molded wood casings. The roof has a shed dormer on the north elevation and exposed rafter tails in the roofline. The hipped-roof porch is supported on vinyl-coated posts on brick pillars and enclosed by unoriginal vinyl railings. An unoriginal quarter-turn vinyl staircase with composite wood offers access to the porch from the ground level. The main entry in the left bay has a modern replacement door and a stained glass transom with the house number. There is a bay window on the north (side) elevation of the first story with windows that have diamond patterns in the upper panes. The house has small front and side yards. The building has not been elevated or otherwise altered for flooding.

613 Central Avenue was built between 1890 and 1909, according to historic maps (Sanborn Map Company 1890, 1909). According to the
1921 Ocean City Directory, John P. Fox and his wife Sallie lived at 613 Central Avenue. Fox was a general contractor with a business located at Eighth Street and Haven Avenue (Boyd 1921).

613 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern and a large number of original 2/2 wood sash windows. Visible exterior fabric includes a mix of original (brick, wood,) and replacement materials (asbestos shingle, vinyl). The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Garage

A front-gabled garage is located at the rear of the property. It has asphalt roof shingles, asbestos shingle siding, 2/2 windows, paired swinging paneled wood garage doors with six lights (likely original), and a modern glazed side entry door.

The auto garage was constructed between 1923 and 1937 (Sanborn Map Company 1923, 1937).

The garage retains its historic form and has all of the aspects of integrity. The only obvious alterations are a replacement door and asphaltic roof material. It is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
- Building: 0
- Bridge: 0
- Structure: 0
- Landscape: 0
- Object: 0
- Industry: 0

Historic District?: [ ]
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ]
ConversionNote: 318
Date form completed: 5/31/2018
Photograph 2: Oblique view showing east and north elevations of the rear garage at 613 Central Avenue. View looking southwest.
Ocean City Architectural Survey
Block 603, Lot 10
613 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
The property at 617 Central Avenue contains a circa 1890-1909 main dwelling and a circa 1920-1937 garage. Both are evaluated contributing.

Main Dwelling
This 2.5-story, 2-bay, Second Empire-style, wood-frame dwelling with a recessed side-hall entry and raised basement was constructed between 1890 and 1909. The mansard roof is clad in replacement vinyl siding and has an overhanging vinyl-covered cornice and single-bay, gabled dormers on every elevation. The house is covered in aluminum siding. The fenestration pattern appears unaltered by all windows have vinyl replacement sash with faux 6/6 and 8/8 muntins. The full-width wraparound wood porch has a hipped roof supported by round Doric columns on brick pillars. There is a double-sided wood staircase on the north (side) elevation that leads from the driveway to the porch. The main entry features paired paneled and half-glazed wood doors with patterned glass and a 3-light wood transom that appears to be original. There is a 2.5-story bay window on the south (side) elevation and a rectangular bay window on the north (side) elevation of the first story. The house has small front and side yards. The house has not been elevated or otherwise altered for flood protection.
617 Central Avenue was built between 1890 and 1909, and appears as a wood-frame dwelling with a mansard roof and wraparound front porch, according to historic maps. (Sanborn Map Company 1890, 1909). According to the 1921 Ocean City Directory, Thomas J. Scull, a carpenter and Lavinia E. Scull lived at 617 Central Avenue with Abel D. Scull, a contractor, and his wife Effie G. Scull (Boyd 1921).

617 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The dwelling is a late example of the Second Empire style, which reached its peak popularity in the United States between 1860 and 1880. This building style, which was inspired by the architecture of France’s Second Empire, had fallen from popularity and largely disappeared by the end of the 19th century. Although not widespread within the Ocean City Residential Historic District, several examples of the Second Empire style dating from the 1880s to the 1900s appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is mostly modern replacement materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Garage

There is a circa 1920-1937, front-gabled garage in the rear of the property that faces the alley between Central and Wesley Avenues. It has asphalt roof shingles, exposed rafter tails, wood clapboarding, 1/1 wood windows, and double wood barn doors.

The garage was constructed between 1920 and 1937 (NETR 1920; Sanborn Map Company 1937; NETR 1920). According to the 1921 Ocean City Directory, Thomas J. Scull, a carpenter and Lavinia E. Scull lived at 617 Central Avenue with Abel D. Scull, a contractor, and his wife Effie G. Scull (Boyd 1921).

The garage retains its original form and orientation. It retains good integrity of design and materials. It dates from the district’s period of significance and is rated a contributing resource.

Setting:

The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.
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Associated Archeological Site/Deposits?  
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(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☐  ConversionNote:  12

Date form completed:  5/31/2018

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft
Organization:  Hunter Research, Inc.
Photograph 2: Oblique view showing the south and east elevations of the rear garage at 617 Central Avenue. View looking northwest.
Ocean City Architectural Survey
Block 603, Lot 9
617 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 618 Central Ave.  
Address: 618 Central AVE  
Ownership: Private  
Apartment #:  
ZIP: 08226

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Property Photo:

![Property Photo](Photo Not Available)

Description:

This 2.5-story, 2-bay, American Foursquare, wood-frame dwelling was constructed circa 1900. The asphalt-shingled, pyramidal hipped roof has deeply overhanging eaves and gabled dormers with pediments on all four elevations. The second story is clad in aluminum siding, while the first floor and raised basement facade are clad in vinyl shingles. There are 1/1 replacement vinyl windows throughout the house. The first story features a 3-sided bay window beneath a full-width wood porch. The porch has a hipped roof and overhanging eaves that are supported by square Doric columns on concrete block pillars. The main entry is housed in the right bay and features a decorative wood paneled door with wood-framed transom and sidelights that may be original. There is a wood staircase on the front elevation that leads from ground level to the porch and side hall entry. The full-height basement has a modern glazed door in the left bay and a window in the right bay. The house has a small front yard that has been paved with concrete. The building has not been elevated or otherwise altered for flood protection.

618 Central Avenue was built circa 1900 as a rectangular-plan, American Foursquare wood-frame dwelling with a full-width front porch and rear corner wing, according to historic maps. There was a 1-story, wood-frame auto garage in the rear corner of the property that has since been removed (Sanborn Map Company 1890, 1909, 1937). According to the 1921 Ocean City Directory, Mark V. Bevan, a foreman, and his wife Etta lived at 618 Central Avenue with Margaret E. Bevan, a bookkeeper (Boyd 1921).
618 Central Avenue was built circa 1900 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The dwelling is an example of the American Foursquare form, whose simple form and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles such as the Queen Anne. The American Foursquare gained popularity after 1890 and became widespread during the first decades of the 20th century. The American Foursquare is one of the dominant architectural forms in the Ocean City Historic District, with most examples dating from the 1900s to the 1920s. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of modern replacement materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

BIBLIOGRAPHY:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.

Property ID: -1698803131
Miller, Fred          Ocean City: America's Greatest Family Resort          2003  
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Sanborn Map Company          Insurance Maps of the New Jersey Coast          1890  
Sanborn Map Company          Insurance Maps of New Jersey Coast, New Jersey          1937  
Taylor, Frank H          Ocean City, NJ          1903  

Additional Information:  
Demolished: No  
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)  
Notes: Evaluated as contributing, not key contributing, by 2001 NR/SR Nomination (Bzdak) and by 2018 survey (Hunter Research, Inc.).

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:  
Attachments Included:  
0 Building  0 Bridge  
0 Structure  0 Landscape  
0 Object  0 Industry

Historic District? ☑
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? ☐ (known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐  ConversionNote: 63

Date form completed: 5/31/2018
Property Name: 622-624 Central Ave.
Address: 622-624 Central Ave
Zip: 08226
Ownership: Private
Apartment #: 1

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 604
Block: 21
Lot: 21

Property Description:
This 2.5-story, 4-bay, rectangular-plan, vinyl-sided, wood-frame, vernacular duplex with Queen Anne- and Colonial Revival-style influences was constructed between 1890 and 1909. The asphalt-shingled hipped roof has deeply overhanging eaves, center brick chimney, and hipped dormers on the façade, as well as on the side elevations. A single-bay pediment with a stained glass fanlight is centered over the entry. There are replacement 1/1 window sash throughout the house. There is a 2-story triangular bay window on the south (side) elevation. The first story features a full-width 3-bay wood porch with a hipped roof, overhanging eaves, coupled, square Doric columns on vinyl-clad bases, and wood railings with turned balusters. The porch’s center entry bay is pedimented, echoing the pediment on the roof. The duplex’s front doors are located in the middle bays of the first floor. Modern storm doors cover what appear to be original half-glazed and wood paneled doors. There is a double-sided wood staircase with quarter turns from ground level to the porch. The building rests on a full-height basement. The front elevation of the house comes close to the property line and sidewalk, leaving no room for a yard. The building has not been elevated or otherwise altered for flood protection.

622-624 Central Avenue was built between 1890 and 1909, according to Sanborn maps. A 1-story, wood-frame auto garage in the rear of the property was removed by 1956 (Sanborn Map Company 1890, 1909, 1937; NETR 1920, 1931, 1933, 1956). According to the 1922 Ocean City Directory, Mrs. W.P. Finlaw lived at 622 Central Avenue. William Lauer, a carpenter, and his wife Elizabeth lived at 624 Central Avenue during the same year (Boyd 1922). The building is an example of the influence of the popular Queen Anne style, which reached its

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

622-624 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of modern replacement materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
Notes: Evaluated as contributing, not key contributing, by 2001 NR/SR Nomination (Bzdak) and by 2018 survey (Hunter Research, Inc.).

More Research Needed?  [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District?  [ ]
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  [ ]
ConversionNote: 64

Date form completed: 5/31/2018
Property Name: 623 Central Ave.
Address: 623 Central AVE
Ownership: Private
Apartment #: 08226

Property Location(s):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 603
Block: 8
Lot:

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

Description:
This 2.5-story, 4-bay, wood-frame, Queen Anne-style dwelling was constructed between 1890 and 1909. Its massing is dominated by a 3-bay-wide, 2.5-story front gabled block with a 1-bay square, 3-story, pyramidal-roofed tower at the front left corner. Exterior materials include asphalt roof shingles, center interior brick chimney, decorative wood bracket in the gable peak, vertical vinyl wainscoting in the attic level of the front gable end, vinyl fishscale shingles on the tower’s third-story, vinyl shingles on the front façade of the first and second stories, vinyl siding on the other elevations, and a blond brick basement. There are 6/6 replacement vinyl windows with faux muntins and replacement lintels and casings throughout the house. The fenestration pattern appears original, although a center-bay window on the second story of the front gable appears to have been removed. The first story features a full-width wood porch with a hipped roof and overhanging eaves that are supported by round Doric columns on brick bases. The porch is enclosed by vinyl railings. The main entry is located in the base of the tower. A wood staircase with a quarter turn leads from ground level to the first story porch. The basement has modern doors in the front entry. The house has small front and side yards with some landscaping. The building has not been elevated or otherwise altered for flood protection.

623 Central Avenue was built between 1890 and 1909 as a wood-frame dwelling with a full-width front porch, according to historic maps (Sanborn Map Company 1890, 1909). According to the 1924 Ocean City Directory, Mrs. S.L. Shumo lived at 623 Central Avenue (Polk 1924).
623 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building is an example of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of modern replacement materials, although there is an attempt to mimic the Queen Anne style’s varying use of textures. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

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Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building  0 Bridge
0 Structure  0 Landscape
0 Object  0 Industry

Historic District?  ☑
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☐  ConversionNote:  115

Date form completed:  5/31/2018
This 2.5-story, 4-bay, center-hall, hipped-roof wood-frame, American Foursquare dwelling was constructed between 1890 and 1909. The building’s form and appearance have been altered with the addition of a 3-story, single-bay, square corner tower with a pyramidal roof between 1991 and 2001, giving the building a historically false Queen Anne-style character. Exterior materials include asphalt roof shingles, vinyl siding, and a concrete foundation with a full-height basement. There are 6/6 replacement paired vinyl windows with faux muntins on the front elevation (original windows were singles). The front gabled dormer is pedimented with a replacement fanlight above a replacement sliding window (the pre-1991 window was a paired sash with fanlight transom). The south (side) elevation features a wide, 2-story bay window. The second story has a modern sliding door in the middle bay that provides access to a recently added full-width balcony with railings on the roof of the first-story porch. The porch has hipped roof, vinyl fishscale-shingled pediment over the center bay, overhanging eaves, and round Doric column porch posts on concrete bases. The porch and front staircase are composed of vinyl rails and spindles with wood decking. The area under the first story porch at the basement level is partially enclosed. There are replacement vinyl windows in the basement. The house has small front and side yards with some landscaping. The building has not been elevated or otherwise altered for flood protection.

625-627 Central Avenue was built between 1890 and 1909 as a 2.5-story, wood-frame dwelling with a wraparound front porch, according to historic maps (Sanborn Map Company 1890, 1909). The square corner tower on the front elevation was added between 1991 and 2001,

625-627 Central Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The dwelling is an example of the American Foursquare form, whose simple form and lack of decoration represented a direct response to the complicated forms and exuberant ornamentation of popular late Victorian architectural styles such as the Queen Anne. The American Foursquare gained popularity after 1890 and became widespread during the first decades of the 20th century. The American Foursquare is one of the dominant architectural forms in the Ocean City Historic District, with most examples dating from the 1900s to the 1920s. The building retains its historic orientation as documented by a Sanborn fire insurance map of 1909. The massing has been altered by the addition of a 3-story tower and the removal of the wraparound section of the porch. Fenestration has also been altered by the addition of a sliding door to access a non-original balcony. Original single windows have been replaced by paired windows. Visible exterior fabric is almost entirely of modern replacement materials. 625-627 Central Avenue has diminished integrity of design, materials and workmanship, although the original American Four-square form remains visible in the primary core of the building. Integrity of feeling has been impacted by alterations that create a false sense of the building’s original style and relationship to its neighbors (looking more like the Queen Anne-style dwelling next door at 623 Central Avenue). It retains integrity of setting, location, and association. Due to the alterations that have taken place since 2001, the building is judged to be non-contributing.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Demolished: YES
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
Notes: 625 Central Ave. changed to 625-627 Central Ave. based on field verification. Evaluated as non-contributing in 2018 due to diminished integrity of design, materials, workmanship, and feeling.

More Research Needed? □ (checked=Yes)

### INTENSIVE-LEVEL USE ONLY:

**Attachments Included:**
- 0 Building
- 0 Bridge
- 0 Structure
- 0 Landscape
- 0 Object
- 0 Industry

**Historic District ?** □

**District Name:** Ocean City Residential Historic District

**Status:** Non Contributing

**Associated Archeological Site/Deposits?** □

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

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:** 1597059395

**Conversion Problem?** □

**ConversionNote:** 217
Ocean City Architectural Survey
Block 603, Lot 7
625-627 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 626 Central Ave.
Address: 626 Central AVE
ZIP: 08226
Ownership: Private
Apartment #: 

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 604
Block: 22
Lot: 

Description:
This 1.5-story, 3-bay, rectangular-plan, wood-frame, vernacular dwelling was constructed prior to 1890. Exterior materials include asphalt roof shingles, vinyl fish scale shingles in the front gable peak, vinyl siding, and a rusticated concrete block foundation. There are 6/1 and 1/1 replacement vinyl windows with replacement casings throughout the house. A full-width porch with a hipped-roof, overhanging eaves, and non-original decorative metal posts dominates the front elevation and shields the center-hall entry. The concrete porch floor and stairs are surrounded by matching metal railings with picket panels. The house has small front and side yards with some landscaping surrounded by a vinyl picket fence. The building has not been elevated or otherwise altered for flood protection. There is a non-contributing modern garage to the rear of the property that is clad in asphalt roof shingles and asbestos siding.

626 Central Avenue was built prior to 1890 as a 1.5-story, rectangular-plan, wood-frame dwelling with a full-width front porch, according to historic maps. The building originally had a narrow wing on the rear elevation that is no longer evident. Two wood-frame auto garages that were once located on the rear of the property are no longer extant (Sanborn Map Company 1890, 1909, 1937). According to the 1928 Ocean City Directory, Edward J. Shanahan, a salesman, and his wife Anna lived at 626 Central Avenue (Polk 1928).

626 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -1881291349
massing as documented by a Sanborn fire insurance map of 1890. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of modern replacement materials. The front porch appears to have been rebuilt in the mid-20th century as judged by the materials, but it retains the width and depth of an earlier porch. The dwelling has integrity of design, setting, location, feeling and association, and it has been rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Ocean City Div. of Planning & Development
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Sanborn Map Company
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Sanborn Map Company
Taylor, Frank H

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)

Notes:

More Research Needed? [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Bridge
0 Structure
0 Landscape
0 Object
0 Industry

Historic District? [ ]
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ]
ConversionNote: 10

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -1881291349
Ocean City Architectural Survey
Block 604, Lot 22
626 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 629 Central Ave.
Address: 629 Central Ave
Ownership: Private
ZIP: 08226

**PROPERTY LOCATION(S):**
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 603
Block: 6

**Property Photo:**

![Property Photo]

**Description:**
This 2.5-story, 2-bay, rectangular-plan, front-gabled, wood-frame, vernacular dwelling was constructed prior to 1890 according to historic Sanborn maps. Exterior materials include replacement asphalt roof shingles and aluminum siding. The building's dominant feature is a non-original 2-story, full-width porch under the deeply overhanging eave of the front gable. The open gable end exhibits several rows of fully exposed rafters, a decorative saw tooth pattern fascia board, a "kingpost" bracket in the gable's peak, and an exposed rafter tie. The porch and rafter tie are supported on square Doric columns. There are 6/1 replacement vinyl windows with replacement casings throughout the house. The north (side) elevation has a shed-roof dormer and two gabled dormers and the south (side) elevation has a lone shed-roof dormer. The porch and street-level staircase are finished with vinyl balusters and balustrades, and composite wood decking. The house has small front and side yards. The building has not been elevated or otherwise altered for flood protection. There is a non-contributing modern rear garage that is clad in asphalt roof shingles and vinyl siding.

629 Central Avenue was built prior to 1890 as a 2.5-story, rectangular-plan, wood-frame dwelling with a full-width, 1-story front porch, according to historic Sanborn maps. The 2-story porch that currently dominates the front façade of the dwelling is a post-1937 alteration that has been further updated with modern materials. The building originally had a 1-story wing on the rear elevation (Sanborn Map Company 1890, 1909, 1937; Ocean City Division of Planning & Development 1993). The dormers on the north and south elevations were added circa 2010 (NETR 1920, 1931, 1933, 1956, 1957, 1963, 1970, 1987, 1991, 1995, 2002, 2006, 2007, 2008, 2010, 2012). According to the 1922...
Ocean City Directory, E.B. Reichle lived at 629 Central Avenue (Boyd 1922).

629 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1890, though the porch has been heavily altered or replaced. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of modern replacement materials. The dwelling has sufficient integrity of setting, location, feeling and association, and it has been rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed? [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District ? [ ]
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ]
ConversionNote: 57

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 603, Lot 6
629 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:

This 2.5-story, 2-bay, rectangular-plan, vinyl-sided, wood-frame, Second Empire-style dwelling was constructed prior to 1890. The mansard roof and a pent eave separating the second and first stories are clad in replacement asphalt fishscale shingles. The mansard roof features a center gabled dormer. Windows are 2/2 replacement vinyl sashes with replacement casings throughout the house. A full-width porch is deeply recessed under the second story, which is supported by square columns with capitals. The porch is enclosed by replacement vinyl railings with turned balusters. The side-hall entry has a replacement modern door. The house has small front and side yards. The building has not been elevated or otherwise altered for flood protection. There is a non-contributing modern shed at the rear of the property.

631 Central Avenue was built prior to 1890 as a 2.5-story, rectangular-plan, wood-frame dwelling with a full-width, 1-story front porch, according to the 1890 Sanborn map. The building originally had a 1-story wing on the rear elevation that was altered to a 2-story wing by 1909. As well, another 1-story wing was added to the back of the altered 2-story wing by 1909. According to the 1928 Ocean City Directory, Frank Shurr, who did not list an occupation, lived at 631 Central Avenue (Polk 1928).

631 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The dwelling is a late example of the Second Empire style, which reached its peak popularity in the United States between 1860 and 1880. This building style, which was inspired by the
The architecture of France’s Second Empire, had fallen from popularity and largely disappeared by the end of the 19th century. Although not widespread within the Ocean City Residential Historic District, several examples of the Second Empire style dating from the 1880s to the 1900s appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1890. It also retains a historically appropriate fenestration pattern although all window sashes have been replaced. Visible exterior fabric is almost entirely of modern replacement materials. The dwelling has integrity of design, setting, location, feeling and association, and it has been rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

BIBLIOGRAPHY:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)

Notes:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Bridge
0 Structure
0 Landscape
0 Object
0 Industry

Historic District? (checked=Yes)
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? (checked=No)
(know or potential sites. If Yes, please describe briefly)

Conversion Problem? (checked=No)
Conversion Note: 357

Date form completed: 5/31/2018
PROPERTY REPORT

Property Name: 632 Central Ave.
Address: 632 Central AVE
Ownership: Private
Apartment #: ZIP: 08226

PROPERTY LOCATION(S):
County: Municipality: Local Place Name: USGS Quad: Block: Lot:
CAPE_MAY Ocean City Ocean City 604 23

Property Photo:

Description:
This 3.5-story, 4-bay, vinyl-shingled sided, wood-frame, vernacular dwelling with Queen Anne-style influences had reached its present form and massing by 1937. Sanborn maps indicate it likely began in the 1890s or 1900s as a 2-story, probably front-gabled, dwelling. The third story and attic levels were added by 1937. The asphalt-shingled front-gabled roof is surrounded by a deeply overhanging pent eave.

Windows are 1/1 replacement vinyl sashes with replacement lintels, casings, and sills. The first story features a wraparound, hipped-roof porch supported by round, wood Doric columns. The porch and staircase have replacement vinyl balusters and balustrades, and wood decks. There is a 2-story rectangular bay on the north (side) elevation with a balcony that is accessible from the third story. The north elevation also has a 1-story, 3-sided bay window on the first story that has vinyl fishscale shingles below the window sills. The south (side) elevation has a 3-story, flat-roof tower. There is an additional 2-story, hipped-roof bay window behind the tower. The primary entry is located at the top of the porch staircase and consists of narrow double paneled wood doors (likely original) under a stained-glass transom and framed with fluted pilasters. The secondary recessed entry in the tower has a stained-glass transom and is framed by fluted pilasters. The house has small front and side yards with some landscaping. The building has not been elevated or otherwise altered for flood protection. There is a non-contributing modern, metal shed in the rear of the property.

This lot was first developed prior to 1890 with a 1-story, wood-frame building, which appears to have been replaced by the present dwelling before 1909. The form of the current dwelling appears on the 1909 Sanborn map as a 2-story, rectangular-plan, wood-frame building with a
Registration and Status:

National Historic Landmark?: [ ]
National Register: 3/20/2003
New Jersey Register: 1/15/2003
SHPO Opinion: [ ]
Local Designation: 1/28/1993
Determination of Eligibility: [ ]
Certification of Eligibility: [ ]
SHPO Opinion: [ ]
Local Designation: 1/28/1993
Other Designation: [ ]
Other Designation Date: [ ]

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

Location Map: [ ]
Site Map: [ ]

BIBLIOGRAPHY:

Author: Title: Year: HPO Accession #: (if applicable)
(Non Listed) Boyd's Ocean City Directory 1922
(Non Listed) The Tichnor Brothers Postcard Collection, Boston Public Library 2018
(Non Listed) Polk's Ocean City Directory 1937
(Non Listed) Polk's Ocean City Directory 1928
(Non Listed) Boyd's Ocean City Directory 1921
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(Non Listed) Polk's Ocean City Directory 1924
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Cain, Tim Peck's Beach: A Pictorial History of Ocean City, New Jersey 1988

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1937

**Sanborn Map Company**
Ocean City
1923

**Taylor, Frank H**
Ocean City, NJ
1903

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**Additional Information:**

Demolished: NO
Survey: ()
Notes: Central Avenue property name changed to 632 Central Ave. based on field verification.

**More Research Needed?** □ (checked=Yes)

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**Historic District?** ✓

**District Name:** Ocean City Residential Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** □

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

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**Conversion Problem?** □

**ConversionNote:** 11

**Date form completed:** 5/31/2018
Photograph 2: Oblique view showing the south (side) and east (front) elevations of the dwelling. View looking northwest.
Property Name: 634-636 Central Ave.
Address: 634-636 Central AVE
Ownership: Private

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 604
Block: 24
Lot: 604 25

Description:
This 2.5-story, 4-bay, rectangular-plan, vinyl-sided, wood-frame, vernacular duplex was constructed prior to 1890. The building has a cross-gabled roof with twin front gables facing the street. An attic-level infill has been constructed between the two front gables. 636 Central Avenue (left) has a shed dormer added on the south elevation. Windows are 1/1 replacement vinyl sashes with replacement lintels, casings, and sills. The dominant feature of the front elevation is the 2-story, full-width, hipped-roof porch that has partitions between the two sides of the duplex. 634 Central Avenue (right) has a wood porch with exposed rafters, square wood posts with decorative semi-circular spindle brackets at the second story, and wood railings with picket panels. 636 Central Avenue has replacement vinyl posts, railings and wood decking. The main entries on the first floor have replacement glazed doors. The building rests on a concrete block foundation. The house has small front and side yards with some landscaping. The building has not been elevated or otherwise altered for flood protection.

634-636 Central Avenue was built prior to 1890 as a 2-story, wood-frame duplex with a full-width front porch. By 1937, an additional 2-story dwelling was located in the rear of the property and designated at 634½ Central Avenue, but it was removed between 1963 and 1987. By 1987, the infill between the double gables was added (Sanborn Map Company 1890, 1909, 1937; NETR 1920, 1931, 1933, 1956, 1957, 1963, 1970, 1987). According to the 1921 Ocean City Directory, George Gilchrist, an ironworker, and his wife Mabel lived at 634 Central Avenue. In 1928, Stanley J. McCracken, a real estate agent, lived at 636 Central Avenue (Boyd 1921; Polk 1928).
634-636 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1890. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of modern replacement materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

**Setting:**
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

**Registration and Status Dates:**
- National Historic Landmark?:
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- Local Designation: 1/28/1993
- SHPO Opinion: 3/20/2003
- Determination of Eligibility:
- Certification of Eligibility:
- Other Designation:
- Other Designation Date:

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

**Location Map:**
(See Continuation Sheet for Maps)

**Site Map:**

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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  (checked=Yes)

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Historic District?  

District Name: Ocean City Residential Historic District

Status: Contributing

Associated Archeological Site/Deposits?  (known or potential sites. If Yes, please describe briefly)

Conversion Problem?  (checked=No)

ConversionNote:  65

Date form completed:  5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: -1951336965
Ocean City Architectural Survey
Block 604, Lot 24 and 25
634-636 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

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Property Photo:

![Property Photo](Image)

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

Description:

This property (Block 603, Lot 4) contains two buildings judged to be contributing to the Ocean City Residential Historic District. The main dwelling at 635 Central Avenue (pictured above) was constructed circa 1920. At the rear of the property is a garage that was also constructed circa 1920.

Main Dwelling

This 1.5-story, 3-bay, front-gabled, vinyl-sided, wood-frame vernacular dwelling was constructed circa 1920. The building has Craftsman-style bungalow influences based on the low-pitch of the gable and the deeply overhanging and dominating 1-story wood porch over a full-height raised basement. The asphalt-shingled roof has deeply overhanging vinyl-covered eaves with a pent eave enclosing the front gable. Siding is all vinyl but texture is varied with shingles on the front elevation and clapboard on the sides and rear. Windows are 1/1 replacement vinyl sashes with replacement lintels and casings. There are two bay windows under the overhanging roofline on the south (side) elevation. The porch is supported by two vinyl-shingled corner posts on red brick bases. A single-story addition and wood deck have been added to the rear. The house has a small front yard with landscaping and planting beds. The building has not been elevated or otherwise altered for flood protection.

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
635 Central Avenue was constructed circa 1920 based on Sanborn maps, historic aerial photography, and the Ocean City Directory (Sanborn Maps 1890, 1909, 1937; NETR 1920, 1931, 1933; Boyd 1921). According to the 1921 Ocean City Directory, Margaret J. Narr, an anesthetist, lived at 635 Central Avenue (Boyd 1921).

635 Central Avenue was built circa 1920 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting. The building retains its historic orientation and form as documented by a historic aerial photograph of 1933 and Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is almost entirely of replacement materials except for the brick elements of the porch. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Garage

A circa 1920 front-gabled garage is located to the rear of the lot, perpendicular to the alley. It is covered in vinyl siding and has a double-wide replacement overhead garage door.

The garage behind 635 Central Avenue was constructed circa 1920 based on Sanborn maps and historic aerial photography. It was constructed as a 1-story, wood-frame auto garage in the corner of the lot fronting the alley (Sanborn Maps 1890, 1909, 1937; NETR 1920, 1931, 1933).

The rear garage, which is contemporaneous with the house, retains its historic form and function, and is also rated contributing. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937. It has integrity of design, location, setting, feeling and association, and is judged to have sufficient architectural and historical significance to be contributing.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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**Additional Information:**
- **Demolished:** NO
- **Survey:** CAP GB 70 v7: Contributing to H.D. (1/1/1990)

**Notes:**
- **More Research Needed?** ☐ (checked=Yes)

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- **Historic District?** ☑
- **District Name:** Ocean City Residential Historic District
- **Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

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

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:** 2146645956

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Page 3
Photograph 2: Oblique view of the south and east elevations of the garage at 635 Central Avenue. View looking northwest.
Ocean City Architectural Survey
Block 603, Lot 4
635 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 638 Central Ave.
Address: 638 Central AVE
Ownership: Private
Apartment #: 
ZIP: 08226
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 604
Block: 26
Lot:

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

Description:
This 2.5-story, 2-bay, rectangular-plan, front-gabled, clapboarded, wood-frame, vernacular dwelling was constructed prior to 1890. The asphalt-shingle roof has overhanging eaves with exposed rafter tails. The dominant feature of the street-facing façade is a 2-story, full-width, hipped-roof porch supported on stubby half-story, square, posts with capitals and 1.5-story brick piers. The porch is enclosed with non-original picket railings. A non-original attic-level wood balcony is accessed via a staircase within the alley between 638 and 640 Central Avenue. A door has been added in the gable end of the attic level, and it appears that the adjacent window was shifted off center to make space for the door. Windows are 1/1 replacement vinyl sashes set in wood casings with wood lintels and crowns. The second-story façade window has been enclosed. The side-hall front entry has a replacement glazed door. The house is set close to the sidewalk and has little open space between it and the surrounding dwellings. The building has not been elevated or otherwise altered for flood protection.

638 Central Avenue was built prior to 1890 as a 2-story, wood-frame dwelling with a full-width front porch. A 1909 Sanborn fire insurance map indicates that the porch was two stories tall (Sanborn Map Company 1890, 1909). According to the 1922 Ocean City Directory, Ella E. Folz lived at 638 Central Avenue (Boyd 1922).

638 Central Avenue was built circa 1885 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and
massing as documented by Sanborn fire insurance maps of 1890 and 1909. The building retains wood clapboard siding and a wood porch, although an attic balcony has been added, and the fenestration pattern has been altered at the second and attic stories. The dwelling has moderate integrity of design, materials and workmanship, and retains integrity of setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Registration and Status Dates:
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- Local Designation: 1/28/1993

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

Registration and Status Dates:
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- Local Designation: 1/28/1993

Determination of Eligibility:
- SHPO Opinion: 
- Local Designation: 1/28/1993

Certification of Eligibility:

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

Location Map: (See Continuation Sheet for Maps)

Site Map: (See Continuation Sheet for Maps)

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Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District?  Yes
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  (known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ConversionNote: 309

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -111708890
Property Name: 639 Central Ave.
Address: 639 Central AVE
Ownership: Private
Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 603
Block: 3
Lot: 

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

Description:
639 Central Avenue This 2.5-story, 4-bay, T-plan, vinyl-shingle-sided, cross-gabled, wood-frame, vernacular dwelling was constructed prior to 1890. The building has a T-plan with the front-gabled 2-bay base of the T facing the street. The cornice with end returns has been covered in vinyl. The T-plan created the opportunity for a full-width, single-story, hipped-roof, porch that wraps fully around the base of the T. The porch has vinyl-coated posts (perhaps covering original chamfered wood posts as reported in 2001) and a stick-style vinyl railing that appears to have replaced an original railing of similar style (also as reported in 2001). Windows are 1/1 replacement vinyl sashes with replacement lintels, casings, and sills. The porch shields a front entry with a replacement door and a recessed entry with paired paneled wood doors, which may be original, in the rightmost bay. A staircase of replacement materials leads to the porch. The house has small front and side yards. The building has not been elevated or otherwise altered for flood protection. There is a non-contributing modern garage at the rear of the property.

639 Central Avenue was built prior to 1890 as a 2.5-story, wood-frame dwelling with a T-plan core and 1-story, wraparound front porch. Several wood-frame outbuildings have been constructed on the property since its construction; however, they are now gone and the current garage does not appear on historic aerial photography until after 1956 (Sanborn Map Company 1890, 1909, 1937; NETR 1920, 1931, 1933, 1956). According to the 1921 Ocean City Directory, Bertha Lake, a stenographer, lived at 639 Central Avenue (Boyd 1921).
639 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1890. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric consists almost entirely of replacement materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between 5th and 6th Streets.

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- Object: 0
- Bridge: 0
- Landscape: 0
- Industry: 0

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- District Name: Ocean City Residential Historic District
- Status: Contributing
- Associated Archeological Site/Deposits?: No
  (known or potential sites. If Yes, please describe briefly)

Conversion Problem?: No
- ConversionNote: 117

Date form completed: 5/31/2018

More Research Needed? Yes

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 174917018

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
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- Nationwide Environmental Title Research
- Ocean City Div. of Planning & Development
- Historic District Survey Forms
- Rush, Mary Townsend
- Ocean City Guide Book and Directory
- Sanborn Map Company
- Insurance Maps of the New Jersey Coast
- Sanborn Map Company
- Ocean City, Cape May County, New Jersey
- Sanborn Map Company
- Insurance Maps of New Jersey Coast, New Jersey
- Taylor, Frank H
- Ocean City, NJ

Environmental Title Research 2018

Legendary Locals of Ocean City, New Jersey
Miller, Fred and Susan 2011

Historic Aerials of Ocean City, New Jersey, 1920-2015
Nationwide

Ocean City Guide Book and Directory
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Block 603, Lot 3
639 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
**Property Report**

**Property Name:** 640-642 Central Ave.  
**Address:** 640-642 Central Ave.  
**Ownership:** Private  
**Apartment #:**  
**ZIP:** 08226

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**Property Photo:**

This 2.5-story, 4-bay, rectangular-plan, wood-frame, vernacular duplex with Queen Anne-style influences was constructed circa 1885. The building has an asphalt-shingled, cross-gabled roof with twin front gables facing the street, defining the two sides of the duplex. An attic-level infill has been constructed between the two front gables. The dwelling is clad in non-original asbestos shingle siding. Windows are 1/1 replacement vinyl sashes with wood lintels, casings and sills at the attic level and on the first story. The outer bays of the second story have tall, multi-paned French windows surrounded by wood trim and lintels. The dominant feature of the front elevation is the 2-story, full-width, flat-roof wood porch that has partitions between the two sides of the duplex. The porch has ornamental circular spindlework in three of the four corners of the second-story porch roofline and wood railings with turned spindle balusters of both the second and first-story porches. An uncovered portion of the porch on the second story of 640 Central Avenue (right) projects to the north and is supported by two wood posts. On the first story of the porch, there are slight projections in line with the outer bays that meet the bottom of the short staircases that lead to the main entries. Replacement gates enclose the entryways to the porch. The first floor entries have screen doors with jigsaw ornamentation covering glazed and paneled doors. The duplex rests on a concrete block foundation. The house sits close to the sidewalk and has no grass front yard. The building has not been elevated or otherwise altered for flood protection.

According to historic maps, 640-642 Central Avenue was built circa 1885 as a 2-story, wood-frame duplex with a 2-story, full-width front...
porch, much like a similar dwelling at 634-636 Central Avenue. The duplex’s appearance on a Sanborn fire insurance map of 1890 confirms this date of construction (Sanborn Map Company 1890). By 1909, an original 1-story rear wing was raised to 2 stories. According to the 1928 Ocean City Directory, Frank Brandt, a meat cutter, and his wife Annabelle lived at 640 Central Avenue. In the same year, Elmer Sanderlin and his wife Josephine lived at 642 Central Avenue. The Sanderlins did not list occupations (Polk 1928). By 1987, the attic-level infill between the double gables was added (Sanborn Map Company 1890, 1909, 1937; NETR 1920, 1931, 1933, 1956, 1957, 1963, 1970, 1987). The duplex is a vernacular example of the popular Queen Anne style which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade, although in the case of the duplex at 640-642 the builders created symmetry between the two sides of the residence. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

640-642 Central Avenue was built circa 1885 during the Ocean City Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1890. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is a mixture of modern replacement materials and historically appropriate materials including decorative porch details. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.
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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed? ☐ (checked=Yes)
Historic District?  
Selected: [ ]

District Name: Ocean City Residential Historic District

Status: Contributing

Associated Archeological Site/Deposits?
- Yes [ ]
- No [X]

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

Conversion Problem?  
- Yes [ ]
- No [X]

ConversionNote: 310

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 604, Lot 27 and 28
640-642 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
**Property Name:** 641 Central Ave.  
**Address:** 641 Central Ave  
**Apartment #:**  
**Ownership:** Private  
**ZIP:** 08226  
**County:** CAPE_MAY  
**Municipality:** Ocean City  
**Local Place Name:** Ocean City  
**USGS Quad:** 603  
**Block:** 2  
**Lot:**  

**Description:**  
This 2.5-story, 4-bay, T-plan, asbestos-shingle-sided, cross-gabled, wood-frame, vernacular dwelling with Queen Anne-style influences is interpreted as having been built circa 1885 to 1910 based on architectural comparison with other dwellings in the study area, however, Sanborn maps and historic aerials do not show a house on this lot until after 1938 suggesting the strong possibility that the house has been relocated. The building has a T-plan with the front-gabled single-bay base of the “T” facing the street. The front and side gables are pedimented with classicized wood cornices. The T-plan created the opportunity for a full-width, single-story, hipped-roof, porch that wraps fully around the base of the “T”. The porch is supported by square Doric columns and with a concrete deck enclosed with simple wood railings. Windows are a mixture of original screened 2/2 wood sashes and 9/1 patterned wood sashes with wood lintels and sills. The porch shields a recessed front entry with a stained glass door surrounded by wood trim, which may be original, in the rightmost bay. A brick staircase leads to the porch. There is a 1-story, 3-sided, hexagonal bay on the south (side) elevation. The dwelling rests on a concrete block foundation. The house has small front and side yards with some landscaping close to the foundation of the porch. The building has not been elevated or otherwise altered for flood protection. There is a non-contributing modern garage at the rear of the property.

641 Central Avenue has a cross-gabled T-plan and details, particularly the windows, consistent with a late 19th to early 20th century period of construction, but map-based evidence does not place the house at its present location until after 1938 and prior to 1956. Prior to 1938, the lot on which it is located was vacant (Sanborn Map Company 1890, 1909, 1937; NETR 1920, 1931, 1933, 1956). The house is
The dwelling reflects characteristics of the Queen Anne style, and emulates its neighbor at 639 Central Avenue. The Queen Anne style reached its peak popularity between 1880 and 1900, and is one of the dominant styles in the Ocean City Residential Historic District.

641 Central Avenue is interpreted as having been built between circa 1885 and 1910 and relocated between 1938 and 1956 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by historic aerial photography from 1956. It also retains a historically appropriate fenestration pattern. The dwelling has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource because it was built and relocated during the district’s recommended updated period of significance of 1879 to 1956.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

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Demolished: NO  
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)  
Notes:

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building  0 Bridge
0 Structure  0 Landscape
0 Object  0 Industry

Historic District?  □
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  □  ConversionNote: 359

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 603, Lot 2
641 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 3-bay, irregular-plan, wood-frame, vernacular dwelling with Queen Anne-style influences was constructed during the 1880s. The side-gabled roof, which has vergeboarding in the gable ends, is clad with asphalt shingles while the remainder of the exterior is covered in wood clapboarding. A 1.5-story projecting bay with a shed roof on the south (side) elevation interrupts the wraparound porch. The dwelling’s character-defining feature is its wraparound wood porch, which is supported by square Doric columns capped by simple architraves and resting on stuccoed concrete piers. The porch is enclosed with simple picket railings. The porch features wood ornamentation along the roofline with decorative arched jigsaw cutouts and acorn drop pendants. A short staircase in the leftmost bay leads to a recessed side-facing entry under the porch. Windows are replacement 1/1 vinyl sashes with wood lintels, casings and sills. The dwelling’s foundation is not visible. The house has front and side yards enclosed with a privacy hedge. The building has not been elevated or otherwise altered for flood protection. There is a non-contributing modern shed at the rear of the dwelling.

644 Central Avenue was built prior to 1890, according to Sanborn maps. The dwelling appears as a wood-frame dwelling with a wraparound porch, and 1- and 2-story rectangular wings to the rear. By 1909, there were two wood-frame outbuildings on the property that are no longer extant (Sanborn Map Company 1890, 1909). According to the 1892 Ocean City Directory, J.W. Smith, a butcher, lived at 644 Central Avenue (Rush 1892). The dwelling is an example of the popular vernacular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other...
styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

644 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1890. It also retains a historically appropriate fenestration pattern although most window sashes have been replaced. Visible exterior fabric is mostly historically appropriate materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

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Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
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**Additional Information:**

Demolished: NO  
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)  
Notes: 644 Central Avenue is evaluated contributing in the 2018 survey, not key contributing (Ocean City Division of Planning & Development 1991).

**More Research Needed?**

☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

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**Historic District ?**  
☑

**District Name:** Ocean City Residential Historic District  
**Status:** Contributing  
**Associated Archeological Site/Deposits?**  
☐ (known or potential sites. If Yes, please describe briefly)

**Conversion Problem?**  
☐  
**ConversionNote:** 161  
**Date form completed:** 5/31/2018
Property Name: 650 Central Ave.  
Address: 650 Central Ave  
Ownership: Private  
APN: 08226  

PROPERTY LOCATION(S):  
County: CAPE_MAY  
Municipality: Ocean City  
Local Place Name: Ocean City  
USGS Quad:  
Block: 604  
Lot: 30  

Property Photo:

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

Description:
This property (Block 604, Lot 30) contains two contributing buildings to the Ocean City Residential Historic District. The main dwelling at 650 Central Avenue (pictured above) was constructed prior to 1890. The garage at the rear of the property was constructed between 1920 and 1933.

Main Dwelling
This 1.5-story, 4-bay, L-plan, wood-frame, vernacular dwelling with Queen Anne-style influences was constructed during the 1880s. The cross-gabled roof with a classicized cornice is clad with asphalt shingles while the remainder of the exterior is covered in non-original asbestos shingle siding. The gable peaks feature vertical wainscoting with decorative sawtooth ends. The single-story, hipped-roof porch has been enclosed on the front (east) elevation and wraps around to the south (side) elevation where the porch remains open. The open side of the porch provides access to front-facing and side-facing doorways, both with non-original wood-panel doors with 9-light glazing. The open porch has turned posts, short staircases leading to each entryway, and simple picket railings. A non-original permastone-covered exterior chimney is located on the front (east) façade of an addition on the north (side) elevation of the dwelling. A 1-story, 3-sided, hexagonal bay window is located on the first story of the south (side) elevation. Some original 2/2 wood sash windows remain at the attic level, but the first-story windows are 1/1 sash vinyl replacements and the enclosed porch has tri-casement windows. The dwelling rests on a
650 Central Avenue was constructed prior to 1890. The dwelling appears on the map as an L-plan, wood-frame dwelling with a wraparound porch and hexagonal bay on the south (side) elevation. The dwelling had a 1-story rear wing by 1909 (Sanborn Map Company 1890, 1909). According to the 1921 Ocean City Directory, Mrs. R. Steelman lived at 650 Central Avenue (Boyd 1921). By 1956, a gabled addition was added to the rear. By 1987, the enclosed portion of the porch was extended to the east elevation to meet an addition with a permastone chimney. These later additions altered the form and massing of the original dwelling (NETR 1956, 1957, 1963, 1970, 1987). The building is an example of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

650 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting on the northwest corner of Central Avenue and Seventh Street. The building retains its historic orientation as documented by a Sanborn map of 1890, though its form and massing were altered by later 20th-century additions, especially to the north (side) and rear. Much of the dwelling retains a historically appropriate fenestration pattern, except the enclosed porch. Visible exterior fabric is mostly modern replacement materials. The dwelling has integrity of setting, location, feeling and association, and is rated a contributing resource.

Garage

There is a contributing, 1-story, wood-frame, detached garage located to the rear of the main dwelling and fronting Seventh Street. The front-gabled roof with a pent eave and exposed rafter tails is clad with asphalt shingles, while the rest of the building is covered with wood clapboard siding. The paired, fixed, 9-light, wood-frame windows in the peak of the gable are surrounded by a wood lintel, casings and sill. The two sets of double wood doors have hinged paneled doors with 6-light glazes.

The garage was constructed between 1920 and 1933 based on review of historic aerial photographs and maps (NETR 1920, 1931, 1933; Sanborn Map Company 1937).

The circa 1920s to early 1930s garage was also built during the Ocean City Residential Historic District’s period of significance. It retains its historic orientation, form and massing as documented by a Sanborn map from 1937. It has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

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Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed? [ ] (checked=Yes)
Historic District?  

District Name:  Ocean City Residential Historic District  

Status:  Contributing  

Associated Archeological Site/Deposits?  

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

Conversion Problem?  

Conversion Note:  162  

Date Form Completed:  5/31/2018
Photograph 2: View of the south (front) elevation of the garage at 650 Central Avenue fronting Seventh Street. View looking north.
Ocean City Architectural Survey
Block 604, Lot 30
650 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
This property is a surface parking lot enclosed by reproduction hairpin metal railings with brick end posts. The buildings that once occupied the property were demolished prior to 1991.

Setting:
The property is presently located approximately 300 feet south and outside of the Ocean City Residential Historic District (SR 1/15/2003 and NR 3/20/2003) and is separated from the district by Seventh Street and Central Avenue. The parking lot is presently located within the boundaries of the local Ocean City Historic District (1/28/1993). The local district’s boundary follows the alley that runs north-to-south along the rear of the parking lot from Seventh Street to Eighth Street between Central Avenue and Asbury Avenue. The parking lot is recommended by the 2018 survey to be excluded from revised boundaries for the local historic district due to the demolitions to create surface parking. According to the Sanborn map of 1937, the parking lot on the west side of Central Avenue occupies an area once occupied by seven dwellings. The demolition of these dwellings has created a large void in the historic fabric of Central Avenue’s west side, south of Seventh Street.

Central Avenue is a wide, two-lane asphalt street with concrete curbs, grass verges with evenly-spaced, mature street trees and concrete
sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue and Fourth Street span the length and width of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between Fifth and Sixth Streets. South of Seventh Street, Central Avenue takes on less consistent architectural character with numerous demolitions to create surface parking for the businesses on Asbury Avenue to the west.

Registration and Status Dates:
- National Historic Landmark?:
- National Register:
- New Jersey Register:
- Determination of Eligibility:
- Certification of Eligibility:
- Local Designation: 1/28/1993
- Other Designation:
- Other Designation Date:
- Eligibility Worksheet included in present survey?
- Is this Property an identifiable farm or former farm?

Location Map: Site Map:
(See Continuation Sheet for Maps)

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 142327775

Page 2
Additional Information:
Demolished: YES
Notes: Recommend boundary revision to exclude parking lot.

More Research Needed?  ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:  0  Building  0  Bridge
0  Structure  0  Landscape
0  Object  0  Industry

Historic District?  ☐
District Name:  not applicable
Status:

Associated Archeological Site/Deposits?  ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☐
ConversionNote:  403

Date form completed:  5/31/2018

Rush, Mary Townsend  Ocean City Guide Book and Directory  1894
Rush, Mary Townsend  Ocean City Guide Book and Directory  1895
Rush, Mary Townsend  Ocean City Guide Book and Directory  1893
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Taylor, Frank H  Ocean City, NJ  1903

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft
Organization:  Hunter Research, Inc.

Property ID:  142327775
Ocean City Architectural Survey
Block 707, Lot 14, 15, 16 and 18
700-724 Central Avenue
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 701 Central Ave.
Address: 701 Central AVE
Ownership: Private
Apartment #: 701 Central Ave
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 706
Block: 7
Lot: 7

Description:
This property (Block 706, Lot 7) contains two contributing buildings to the Ocean City Residential Historic District. The main dwelling at 701 Central Avenue (pictured above) was constructed prior to 1890. A garage at the rear of the property was constructed circa 1920.

Main Dwelling
This 2.5-story, 3-bay, L-plan, asbestos-shingled, wood-frame, vernacular Queen Anne-style dwelling was constructed prior to 1890 and occupies a prominent location at the southeast corner of Central Avenue and Seventh Street. The cross-gabled roof is clad with asphalt shingles. The gable on the north (side) elevation features an in-filled triangular section in the peak of the gable above paired replacement louvre windows with a wood sill. A centered gabled dormer on the front elevation has a similar in-filled gable peak with paired replacement louvre windows. There is a small wood balcony in the center bay of the second story’s front (west) elevation that projects over the brick steps of the porch entry. The dwelling has a wraparound porch on its front and side (north) elevations. The porch is recessed under the front elevation’s second story. The side porch has a hipped roof and a concrete staircase with arched parapets leading to a secondary entry. The entire porch is supported by wood turned posts and solid brackets that create arches between the posts. The porch balustrades are vinyl replacements. An exterior brick chimney is located on the rear (east) façade of the dwelling. A 1-story, flat-roof rear addition is visible from Seventh Street. Windows are replacement 1/1 vinyl sash with wood lintels and sills. Windows on the left and right bays of the front elevation...
are paired, and there is a 1-story, 3-sided, hexagonal bay window on the north elevation of the first story. The two entries on the porch have replacement storm doors. The house has front and side yards and is set a short distance from the sidewalks on Central Avenue and Seventh Street. Part of the yard is enclosed with a wood picket fence. The building has not been elevated or otherwise altered for flood protection.

701 Central Avenue was built prior to 1890, according to historic Sanborn maps. The dwelling appears as an L-plan, wood-frame dwelling with a 2-story core, 1-story wings on the south (side) and east (rear) elevations, and a full-width front porch. By 1909, the dwelling had a wraparound porch and a 2-story infill in the corner of the ell. Another 1-story rear addition was constructed by 1909 (Sanborn Map Company 1890, 1909). According to the 1921 Ocean City Directory, Harry E. Dimmick lived at 701 Central Avenue. Dimmick did not list an occupation. The building is a vernacular interpretation of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

701 Central Avenue was built prior to 1890 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting on the southeast corner of Central Avenue and Seventh Street. The building retains its historic orientation, form and massing as documented by historic Sanborn fire insurance maps of 1890 and 1909. Much of the dwelling retains a historically appropriate fenestration pattern, although most window sashes have been replaced. Visible exterior fabric is mostly replacement materials. The building sits across Central Avenue from a large public parking lot, which detracts from its integrity of setting. The east side of Central Avenue including 701 Central Avenue is within the district while the parking lot on the west side of Central Avenue is outside the boundary. The dwelling has integrity of design, location, feeling and association, and is rated a contributing resource.

Garage

There is a contributing, circa 1920, 1.5-story, front-gabled, clapboarded, wood-frame, detached garage located to the rear of the property. The garage faces north and fronts Seventh Street. The roof is clad with replacement asphalt shingles. The building has a simple molded wood cornice with end returns. The gable peak is in-filled with wood shingles and features a small Palladian window above a decorative wood balcony supported by brackets. The Palladian window has diamond-patterned windows on either side of a single-pane casement window below a semi-circle pane. There is a similar Palladian window without balcony on the rear (south) elevation. The garage entryway features paneled vertical-board doors with patterned window glazes. A shallow wood pediment caps the doors. The garage rests on a concrete foundation that is partially covered with plywood.

The rear garage appears on historic aerial photographs by 1920 and historic maps by 1937 as a wood-frame auto garage (NETR 1920; Sanborn Map Company 1937). The garage’s decorative details are charmingly distinctive and reflect the Queen Anne style of the main dwelling.

The circa 1920 detached garage was built during the Ocean City Residential Historic District’s period of significance. It retains its historic orientation, form and massing as documented by an aerial photograph from 1920 and a Sanborn map of 1937. It has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Setting:

The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

Registration and Status Dates:

National Historic Landmark?: ☐
National Register: 3/20/2003
New Jersey Register: 1/15/2003
Determination of Eligibility:
Certification of Eligibility:
SHPO Opinion:
Local Designation: 1/28/1993
Other Designation:
Other Designation Date:
☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?
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Additional Information:

Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes: 701 Central Avenue was evaluated contributing in the 2018 survey, not key contributing (Bzdak 2001), due to diminishment of integrity of materials and workmanship.

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 221

Date form completed: 5/31/2018
Photograph 2: View of the north (front) elevation of the garage at 701 Central Avenue fronting Seventh Street. View looking south.
Ocean City Architectural Survey
Block 706, Lot 7
701 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
This property (Block 706, Lot 6) contains two contributing buildings to the Ocean City Residential Historic District. The main dwelling at 705 Central Avenue (pictured above) was constructed in 1891. A garage at the rear of the property was constructed prior to 1937.

**Main Dwelling**

This 2.5-story, 3-bay, irregular-plan, wood-frame, vernacular Queen Anne-style influenced dwelling was constructed in 1891. The cross-gabled roof with a classicized molded wood cornice is clad with replacement asphalt shingles. The rest of the dwelling’s exterior features a variety of wood finishes, including patterned shingles in the gable ends and on the bay window, and clapboarding on the first and second stories. A wood frieze board underlines the gables below the cornice. The dwelling’s prominent feature is a wraparound wood porch with a hipped roof on its front (west) and side (south) elevations. The porch is supported by turned posts and enclosed by wood balustrades with turned balusters. There are decorative brackets between the porch posts and exposed rafters tails that are obscured by modern awnings.

The porch’s wood steps have turned balustrades and newel posts with ball finials. The front door is recessed in the rightmost bay of the porch. The side (south) elevation features a 2-story, flat-roof, rectangular bay. A frieze board divides the two stories in the bay window and separates two shingle patterns, one diamond and the other a rounded butt pattern. An exterior brick chimney is located on the rear (east) elevation. There is also a roof ridge chimney covered with concrete in the rear gabled portion of the building. Windows are 1/1 replacement.
vinyl sashes with wood lintels and replacement casings. The dwelling rests on a brick foundation. The house has front and side yards and is set a short distance from the sidewalks on Central Avenue. Part of the yard is enclosed with a wood picket fence. The building has not been elevated or otherwise altered for flood protection.

705 Central Avenue was built in 1891, according to previous surveys (Ocean City Division of Planning & Development 1991; Bzdak 2001). The dwelling appears on the Sanborn map of 1909 as an irregular-plan, wood-frame dwelling with a rectangular bay on the side elevation, a 1-story wraparound porch and a 1-story wing on the rear elevation (Sanborn Map Company 1909). The 1991 Ocean City Division of Planning & Development survey referred to this dwelling as the John Voss residence. According to the 1894 Ocean City Directory, John Voss and his wife Elizabeth lived at 705 Central Avenue, a residence described as “Central ave. below Seventh st.” Elizabeth Voss, née Miller, was the daughter of Parker Miller, who became one of Ocean City’s first permanent residents when he and his family built a home there in 1859 (Rush 1893). The building is an example of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

705 Central Avenue was built in 1891 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting on Central Avenue. The building retains its historic orientation, form and massing as documented by the Sanborn map of 1909. Much of the dwelling retains a historically appropriate fenestration pattern, although most window sashes have been replaced. Visible exterior fabric is mostly historically appropriate materials. This dwelling is neighboried by a parking lot for the St. Peter’s United Methodist Church, and sits across Central Avenue from a large public parking lot, both of which detract from the dwelling’s integrity of setting. The east side of Central Avenue, including this dwelling is within the boundaries of the district, while the parking lots on the west side of the district are excluded from the district’s boundaries. The dwelling has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Garage

There is a pre-1937, 1-story, 2-bay, clapboarded, wood-frame, front-gabled garage located to the rear of the property. The roof is clad with replacement asphalt shingles. Two paneled wood overhead garage doors face the alley. There is a 6/1 wood sash window with a wood casing on the side (south) elevation.

The rear garage appears on historic maps by 1937 as a wood-frame auto garage (Sanborn Map Company 1937).

The pre-1937 detached garage was built during the Ocean City Residential Historic District’s period of significance. It retains its historic orientation, form and massing as documented by a Sanborn map of 1937. It has integrity of materials, workmanship, design, setting, location, feeling and association, and is rated a contributing resource.

Setting:

The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

Eligibility Worksheet included in present survey? No

Is this Property an identifiable farm or former farm? No

Location Map: (See Continuation Sheet for Maps)

Site Map:

BIBLIOGRAPHY:

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 1782012437

(See Continuation Sheet for Maps)
Demolished: NO
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
Notes: 705 Central Avenue was evaluated contributing in the 2018 survey, not key contributing (Ocean City Division of Planning & Development 1991; Bzdak 2001).

More Research Needed? ☐ (checked=Yes)
Historic District?: ✓

District Name: Ocean City Residential Historic District

Status: Contributing

Associated Archeological Site/Deposits?: ☐

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

Conversion Problem?: ☐  Conversion Note: 124

Date form completed: 5/31/2018
Photograph 2: Oblique view of the south and east (front) elevations of the garage at 705 Central Avenue. View looking northwest.
Ocean City Architectural Survey
Block 706, Lot 6
705 Central Ave. (John Voss Residence)
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:

This 2.5-story, 4-bay, T-plan, wood-frame, Second Empire-style duplex was constructed circa 1900. The asphalt fishscale-shingle-clad mansard roof flares over an aluminum-clad cornice with dentils. The roof is pierced by two single-bay gabled dormers. The exterior walls are clad in replacement vinyl siding. A hipped-roof, wraparound wood porch dominates the first story, is supported by turned wood posts, and is enclosed with simple three-rail-high wood railings. A wide double staircase is separated by a railing and leads to the two middle-bay entries of the duplex. The doors are partially-glazed replacements that have storms doors in front of them. A 3-light transom is visible above the door to 717 Central Avenue with the street number in the middle pane. Windows are replacement 1/1 vinyl sash with replacement casings. The house has small front and side yards and is set a short distance from the sidewalks on Central Avenue. The building has not been elevated or otherwise altered for flood protection.

715-717 Central Avenue was built circa 1900, according to tax records. This date is confirmed by the duplex’s appearance on Sanborn maps by 1909 (Sanborn Map Company 1890, 1909). The building was constructed as a wood-frame, T-plan duplex with a 1-story wraparound porch and a 2-story rear wing. Eugene Ziegler lived at 715 Central Avenue in 1922, and Arden B. and Margaret Coffin lived at 717 Central Avenue in 1924. None of the residents listed occupations (Boyd 1922; Polk 1924). The duplex is a late example of the Second Empire style, which reached its peak popularity in the United States between 1860 and 1880. This building style, which was inspired by the...
architecture of France’s Second Empire, had fallen from popularity and largely disappeared by the end of the 19th century. Although not widespread within the Ocean City Residential Historic District, several examples of the Second Empire style dating from the 1880s to the 1900s do appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century.

715-717 Central Avenue was built circa 1900 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting on Central Avenue. The building retains its historic orientation, form and massing as documented by a Sanborn map of 1909. The dwelling retains a historically appropriate fenestration pattern, although most window sashes have been replaced. Visible exterior fabric is mostly modern replacement materials. A parking lot for the St. Peter’s United Methodist Church neighbors the duplex, and the building sits across the street from a large public parking lot, diminishing integrity of setting at this western edge of the historic district. The dwelling has integrity of design, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
McLaughlin, Mark  Ocean City, NJ  1999
Miller, Fred and Susan Legendary Locals of Ocean City, New Jersey  2011
Miller, Fred and Susan Images of America: Ocean City’s Historic Hotels  2014
Miller, Fred Ocean City: America’s Greatest Family Resort  2003
Miller, Fred Images of America: Ocean City, 1950-1980  2006
Nationwide Environmental Title Research Historic Aerials of Ocean City, New Jersey, 1920-2015  2018

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes:

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building  0 Bridge
0 Structure  0 Landscape
0 Object  0 Industry

Historic District?  
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  (known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ConversionNote: 15
Date form completed: 5/31/2018
The period dwelling at 726 Central Avenue (Block 707/Lot 19) was demolished between 1987 and 1991 according to historic aerial photography. The property was added to the southern end of the pre-existing public parking lot at the corner of Central Avenue and Seventh Street.

Setting:
The property is presently located approximately 300 feet south and outside of the Ocean City Residential Historic District (SR 1/15/2003 and NR 3/20/2003) and is separated from the district by surface parking and Seventh Street as well as Central Avenue. The parking lot is presently located within the boundaries of the local Ocean City Historic District (1/28/1993). The local district’s boundary follows the alley that runs north-to-south along the rear of the property from Seventh Street to Eighth Street between Central Avenue and Asbury Avenue. The parking lot is recommended by the 2018 survey to be excluded from revised boundaries for the local historic district due to the demolitions to create surface parking. According to the Sanborn map of 1937, the parking lot on the west side of Central Avenue occupies an area once occupied by seven dwellings. The demolition of these dwellings has created a large void in the historic fabric of Central Avenue’s west side, south of Seventh Street.

Central Avenue is a wide, two-lane asphalt street with concrete curbs, grass verges with evenly-spaced, mature street trees and concrete
sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue and Fourth Street span the length and width of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between Fifth and Sixth Streets. South of Seventh Street, Central Avenue takes on less consistent architectural character with numerous demolitions to create surface parking for the businesses on Asbury Avenue to the west.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.
Additional Information:
Demolished: YES
Survey: CAP GB 70 v7: Key-contributing to H.D. (1/1/1990)
Notes: Recommend boundary revision to exclude parking lot.

More Research Needed?  ☑ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0  Building  0  Bridge
0  Structure  0  Landscape
0  Object  0  Industry

Historic District?  ☑
District Name:  not applicable
Status:
Associated Archeological Site/Deposits?  ☑
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☑  ConversionNote:  404
Date form completed:  5/31/2018
Ocean City Architectural Survey
Block 707, Lot 19
726 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 3-bay, post-modern dwelling was constructed in 2007. It has a cross-gabled roof with pent eaves on the front elevation. Picture windows decorate the gable peaks. It features a 2-story, partial-width front porch that is supported by brick piers. The porch has Victorian-style spindlework and brackets. Victorian-style screen doors decorate partially glazed and paneled front entries on the first and second stories. An open patio area is located on the southeast corner of the front elevation. The dwelling rests on a stuccoed foundation. The building neighbors a public parking lot to the north and has a large front and side yard. The building has not been elevated or otherwise altered for flood protection.

According to tax records, 728 Central Avenue was constructed in 2007 replacing a previous dwelling. A review of aerial photography confirms this date of construction (NETR 2008).

728 Central Avenue is located on a rectangular lot on Central Avenue approximately two blocks south of the camp meeting park. It was constructed in 2007 and is less than 50 years of age at the time of this survey.

Setting:
The property is currently located outside but immediately adjacent to the eastern boundary of the Ocean City Residential Historic District.
Central Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, the predominantly residential buildings are between 1.5 and 2.5 stories with few rising higher than the tree lines and with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. South of Seventh Street, Central Avenue gradually becomes more commercial with newer buildings and parking lots interrupting the visual continuity of a residential neighborhood.
### Additional Information:
- **Demolished:** YES
- **Notes:** Recommend boundary revision to exclude 728 Central Avenue.

### More Research Needed?
- [ ] (checked=Yes)

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- **Historic District ?**  [ ]
- **District Name:** not applicable
- **Status:**
- **Associated Archeological Site/Deposits?**  [ ]
  (known or potential sites. If Yes, please describe briefly)

### Conversion Problem?
- [ ]

**Conversion Note:** 412

**Date form completed:** 5/31/2018
Ocean City Architectural Survey
Block 707, Lot 20
728 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property ID: 2021213190

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 732-734 Central Ave.
Address: 732-734 Central Ave
Ownership: Private
Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 707
Block: 21
Lot: 

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

Description:
This 3.5-story, 3-bay, post-modern dwelling was constructed in 2010. It has a hipped roof with a gabled half-story rise. A balcony with a gabled overhang supported by round Doric columns cuts into the hipped roof over the second story. The main roof hangs over the second story to create a 2-story, full-width porch on the front elevation. The porch is supported by round Doric columns on both levels, and rests on brick piers. Windows on the front elevation are paired and surmounted by 3-light transoms. Entryways feature glazed doors also surmounted by transoms. A large brick chimney is located on the north elevation. The dwelling rests on a brick foundation. The dwelling has small front and side yards. The building has not been elevated or otherwise altered for flood protection.

According to tax records, 732-734 Central Avenue was constructed in 2010. A review of historic aerials confirms this date of construction (NETR 2010). Prior to 2010, this lot was used as surface parking.

732-734 Central Avenue is located on a rectangular lot on Central Avenue approximately two blocks south of the camp meeting park. It was constructed in 2010 and is less than 50 years of age at the time of this survey.

Setting:
The property is currently located outside but immediately adjacent to the eastern boundary of the Ocean City Residential Historic District.

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 2021213190

Page 1
Central Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, the predominantly residential buildings are between 1.5 and 2.5 stories with few rising higher than the tree lines and with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. South of Seventh Street, Central Avenue gradually becomes more commercial with newer buildings and parking lots interrupting the visual continuity of a residential neighborhood.
Demolished: YES
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes: 732 Central Avenue changed to 732-734 Central Avenue based on fieldwork confirmation.
Recommend boundary revision to exclude 732-734 Central Avenue.

Additional Information:

More Research Needed? □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
- Building: 0
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Historic District? □
District Name: not applicable
Status:

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □
ConversionNote: 200

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 2021213190
Ocean City Architectural Survey
Block 707, Lot 21
732-734 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 3-bay, vinyl-sided, wood-frame, vernacular dwelling was constructed circa 1925. It has an asphalt-shingled, front-gabled roof with overhanging eaves and a pent eave enclosing the attic level. Two small, paired replacement 1/1 windows sit in the peak of the gable. A full-width two-story porch is recessed under the overhang, and is supported by square Doric columns on brick piers. The second-story porch shields a 3-sided bay window in the left bay, a glazed center entry, and a replacement 1/1 window in the right bay. The porch is accessible from the street via a composite wood and vinyl staircase with a quarter turn. The first-story has a glazed center entry flanked by 1/1 replacement windows. A 2-story, 3-sided bay window is located on the south (side) elevation. The dwelling rests on a brick foundation. It has small front and side yards. A front-gabled wood-frame garage is located to the rear of the property. The building has not been elevated or otherwise altered for flood protection.

According to historic maps and aerial photography, 736-738 Central Avenue was constructed circa 1925. This date is confirmed by the dwelling’s presence on a historic aerial photograph from 1933 and a historic map from 1937 (NETR 1933; Sanborn Map Company 1937). The lot was empty prior to the dwelling’s construction.

736-738 Central Avenue is located on a rectangular lot on Central Avenue approximately two blocks south of the camp meeting park. It was constructed circa 1925. It is an individually undistinguished example of vernacular architecture and has no known associations with...
The property is currently located outside but immediately adjacent to the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the east side of Central Avenue, however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which uses the alley immediately west of Central Avenue as a boundary, and thus includes a large surface parking lot and newer construction on the west side of Central Avenue. This survey update in 2018 recommends that the entirety of the west side of Central Avenue between Seventh and Eighth Streets be excluded from the local historic district because the majority of properties postdate the recommended updated period of significance (1879-1956) or are altered. This side of the street has had its historic continuity interrupted by new construction and the creation of public parking lots, isolating the remaining older buildings including 736-738 Central Avenue.

Central Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, the predominantly residential buildings are between 1.5 and 2.5 stories with few rising higher than the tree lines and with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. South of Seventh Street, Central Avenue gradually becomes more commercial with newer buildings and parking lots interrupting the visual continuity of a residential neighborhood.

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(See Continuation Sheet for Maps)

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes: 738 Central Avenue changed to 736-738 Central Avenue based on fieldwork confirmation.

Recommend boundary revision to exclude 736-738 Central Avenue.

More Research Needed?          (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building          0 Bridge
0 Structure          0 Landscape
0 Object          0 Industry

Historic District ?
District Name: not applicable
Status:

Associated Archeological Site/Deposits?          (known or potential sites. If Yes, please describe briefly)

Conversion Problem?          ConversionNote:          149
Date form completed:          5/31/2018
This front-gabled, 2-story, 4-bay, rectangular-plan, Flemish-bond brick office building was constructed circa 1930 based on documentary evidence, however the minimalist Colonial Revival-style façade is interpreted as being a later alteration. Its roof is clad with asphalt shingles. The gable end is covered with replacement vinyl siding and centered by semi-circular louvered ventilator. The second story has three 1/1 replacement vinyl windows with faux muntins to give the appearance of 8/8 sashes, while the first story has a side-hall entry with three windows. All front windows have soldier brick lintels and header brick sills, and are flanked by fixed paneled shutters and shaded by awnings. The north (side) elevation of the second story has two 3-sided bay windows. The doorway surround has a dentiled pediment and fluted pilasters. The metal replacement door is paneled with two top glazes. A concrete staircase leads to the main entry from the sidewalk. The building is situated close to the sidewalk that runs along Central Avenue.

According to historic maps and aerial photography, 740 Central Avenue was constructed circa 1930. The building replaced a 2-story, rectangular-plan, wood-frame dwelling. The Sanborn map of 1937 describes the recently constructed building as a 2-story concrete-block residence, not a commercial property. The map does not indicate a brick veneer. The building is serving as a dentist’s office in 2018. Its present-day commercial appearance suggests that the Colonial Revival brick façade is not original to circa 1930 (NETR 1933; Sanborn Map Company 1923, 1937). The building does not retain the aspects of integrity. It is an individually undistinguished and altered example of vernacular domestic architecture and has no known associations with significant historical events or people.
Setting:
The property is currently located outside but immediately adjacent to the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the east side of Central Avenue, however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which uses the alley immediately west of Central Avenue as a boundary, and thus includes a large surface parking lot and newer construction on the west side of Central Avenue. This survey update in 2018 recommends that the entirety of the west side of Central Avenue between Seventh and Eighth Streets be excluded from the local historic district because the majority of surviving buildings postdate the recommended updated period of significance (1879-1956) or are altered. 740 Central Avenue is located in an area that has had its historic continuity interrupted by new construction and the creation of public parking lots along the west side of Central Avenue.

Central Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, the predominantly residential buildings are between 1.5 and 2.5 stories with few rising higher than the tree lines and with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. South of Seventh Street, Central Avenue gradually becomes more commercial with newer buildings and parking lots interrupting the visual continuity of a residential neighborhood.

BIBLIOGRAPHY:

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Additional Information:
Demolished: NO
Notes: Recommend boundary revision to exclude 740 Central Avenue.

More Research Needed?  [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:

- 0 Building 0 Bridge
- 0 Structure 0 Landscape
- 0 Object 0 Industry

Historic District?  [ ]
District Name: not applicable
Status:
Associated Archeological Site/Deposits?  [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  [ ]
ConversionNote: 342
Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Ocean City Architectural Survey
Block 707, Lot 23
740 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 2-story, 4-bay, rectangular, Flemish-bond brick, Colonial Revival-style, commercial building was constructed circa 1905. It is located at the northwest corner of Central Avenue and Eighth Street. It main entrance is located in a chamfered corner, but for the purposes of this description the principal (front) façade is considered to be the one facing (east) Central Avenue. Its flat roof is accentuated by a metal-clad cornice, which has either replaced or covered over an original molded wood and dentilled brick cornice that was surmounted by a balustrade, based on a circa 1905 post card. There is an interior brick chimney along the roofline of the north (side) elevation. There is a limestone and header brick stringer courses separating the first and second stories. The large circular-headed windows of the first and second stories feature patterned wood transoms over replacement 1/1 vinyl sashes with faux muntins that give the appearance of the original 16/1. Doors are modern glazed replacements. The brick arched windows have stone keystones and quoining. A rectangular bay storefront window projects from the south (side) elevation facing Eighth Street. While a similar window is shown in a circa 1905 photograph, this window is larger and more pronounced than the original. A granite band lines the base of the building along the sidewalk. The building houses the storefronts of 415 Eighth Street, 417 Eighth Street, 419 Eighth Street and 744 Central Avenue. According to historic maps and a postcard view, 744 Central Avenue was constructed circa 1905 (Sanborn Map Company 1890, 1909; Esposito 1998). The lot was empty prior to the construction of the building. The Sanborn map of 1909 indicates that this 2-story brick building originally housed offices and the telephone exchange on the first story, with city offices on the second story. A circa 1905 postcard
shows the building once had a short railing with thick balusters along the roofline, and the cornice once had dentils. Massey and Edwards, real estate brokers, are shown by street signs to have occupied by the building. While the building retains several of its original characteristics, it has diminishment of integrity of materials and workmanship. It is an individually undistinguished example of Colonial Revival-style commercial architecture and has no known associations with significant historical events or people.

Setting:
The property is currently located outside but immediately adjacent to the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the east side of Central Avenue, however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which uses the alley immediately west of Central Avenue as a boundary, and thus includes a large surface parking lot and newer construction on the west side of Central Avenue. This survey update in 2018 recommends that the entirety of the west side of Central Avenue between Seventh and Eighth Streets be excluded from the local historic district because the majority of properties postdate the recommended updated period of significance (1879-1956) and are located in an area that has had its historic continuity interrupted by new construction and the creation of public parking lots along the west side of Central Avenue. Although 744 Central Avenue dates from the district’s period of significance, its immediate setting on the west side of Central Avenue is flanked to the north by modern or altered buildings and a surface parking lot diminishing integrity of setting, feeling and association with the district. It is not part of a historically cohesive streetscape. Furthermore, 744 Central Avenue is a commercial building that has a stronger visual and architectural association with the commercial district that runs to its west along Asbury Avenue.

Central Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, the predominantly residential buildings are between 1.5 and 2.5 stories with few rising higher than the tree lines and with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. South of Seventh Street, Central Avenue gradually becomes more commercial with newer buildings and parking lots interrupting the visual continuity of a residential neighborhood.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 1047461238
Page 2
Photograph 2: 744 Central Avenue, across Eighth Street from the Ocean City post office, *circa* 1905. The building is not the post office as indicated on the post card. Source: Esposito 1998.
Property ID: -635691748

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 801 Central Ave.
Address: 801 Central Ave.
Ownership: Private
Apartment #: Apartment #:
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 805
Block: 11
Lot: Lot:

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

Description:
This irregular-plan building has a 3.5-story, 3-bay, Queen Anne-style core dwelling and a 1- and 2-story commercial storefront addition/in-fill that wraps around and extends beyond the core along Eighth Street and Central Avenue. The Queen Anne-style dwelling, which was constructed circa 1896 as a 2.5-story building with raised basement, has a patterned asphalt shingle-clad hipped roof with lower cross gables, a brick chimney in the slope of the roof on the north (side) elevation, and two prominent towers at the northern (Eighth Street) corners. The dwelling is clad with asbestos shingles, which while not original likely date to the 1920s or later. The front (west) elevation that faces Central Avenue has a 2-story, 3-sided bay window under an off-center cross gable, which has a Palladian window in the peak. A 3-story corner tower is capped by a conical roof with bracketed flared eaves. The building appears to originally had a 2-story wood-frame porch that wrapped around the corner tower and the bays to either side. The porch’s flat roof is supported by square Doric columns. This porch has been mostly enclosed accept for access to a recessed double-door entryway in the middle bay of the front elevation. The north (Eighth Street side) elevation of the Queen Anne-core also features a bay window under an off-center gable with a Palladian window in the peak. The northeast (rear) corner of the dwelling has a 3-story tower capped by a bracketed bell-shaped roof with a decorative arched window with tracer in the upper story. Elsewhere, windows are 1/1 replacement sashes, but wood lintels, casings and sills may be original to the dwelling. The building has not been elevated or otherwise altered for flood protection.

The commercial storefront at the street level was present within the in-fill under the wraparound porch by 1901 and extended with a 1-story...
addition to the rear along Eighth Street by 1921 and another 1-story addition to the front along Central Avenue by 1956, according to Sanborn maps and aerial photographs. The rear addition has its own address as 506-08 Eighth Street. The storefront is sheltered by a pent eave, which is supported by thick stepped brackets. The pent eave is clad with replacement vinyl shingles that simulate the appearance of roof tiles. The original brick storefront has been stuccoed and features large replacement multi-pane windows with brick sills. The primary storefront entry is located at the chamfered corner and is flanked by two round Doric columns.

801 Central Avenue was built circa 1896. This date is confirmed by the building’s appearance on Sanborn fire insurance maps by 1909. The building was constructed as a wood-frame, irregular-plan dwelling with a 1-story wraparound porch that faced the corner of Eighth Street and Central Avenue. According to the 1921 Ocean City Directory, Adella Abbott, the widow of Benjamin T. Abbott, lived at 801 Central Avenue. Abbott was a physician who kept a drug store, likely in the first-floor storefront of the house. Abbott lived in Ocean City from 1896 to 1911 and was considered “one of the best known physicians in South Jersey.” Abbott also served as president of the Ocean City Board of Education at the time of his death in 1911 (Journal of the Medical Society of New Jersey 1911). The 1922 Ocean City Directory indicates that the Fireman’s Fund of California occupied 508 Eighth Street that year (Boyd 1922). The 1-story addition to the front elevation appears on aerial photographs by 1956 (NETR 1956). The Queen Anne style of the original dwelling reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

801 Central Avenue was built circa 1896 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately two blocks south of the camp meeting on Central Avenue. The building retains its historic orientation, form and massing as documented by Sanborn maps of 1909 and 1937. Although the storefront at the basement/street level obscures much of the original Queen Anne-style dwelling, this portion of the building was commercialized during the early 20th century during the district’s period of significance. Much of the dwelling retains a historically appropriate fenestration pattern, although most window sashes have been replaced. Visible exterior fabric is mostly replacement materials. The building sits across Eighth Street from St. Peter’s United Methodist Church and across Central Avenue from a large public parking lot. The dwelling has integrity of design, location, setting, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates; however, it is not within the local Ocean City Historic District (1/28/1993). This survey conducted in 2018 recommends that the local boundary be amended to include the building. Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

Registration and Status Dates:
National Historic Landmark?: □
National Register: 3/20/2003
New Jersey Register: 1/15/2003
Determination of Eligibility: □
Certification of Eligibility: □
SHPO Opinion: □
Local Designation: 1/28/1993
Other Designation: □
Other Designation Date: □
Eligibility Worksheet included in present survey? □
Is this Property an identifiable farm or former farm? □
Location Map: (See Continuation Sheet for Maps)
Site Map: (See Continuation Sheet for Maps)

BIBLIOGRAPHY:
Author: Title: Year: HPO Accession #: (if applicable)
(None Listed) Polk's Ocean City Directory 1928
(None Listed) Polk's Ocean City Directory 1924
(Non Listed) The Tichnor Brothers Postcard Collection, Boston Public Library 2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Property ID: -635691748
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
More Research Needed?  □ (checked=Yes)

Additional Information:
Demolished: NO
Notes: 801 Central Avenue was evaluated contributing in the 2018 survey, not key contributing (Ocean City Division of Planning & Development 1991; Bzdak 2001) due to diminishment of integrity of materials and workmanship.
Historic District?  

District Name: Ocean City Residential Historic District

Status: Contributing

Associated Archeological Site/Deposits?  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  
ConversionNote: 319

Date form completed: 5/31/2018
Photograph 2: View of the front (west) elevation looking east of 801 Central Avenue.
Photograph 3: View of the north elevation looking southeast of 801 Central Avenue and the store fronts at 506 and 508 8th Street (left).
Photograph 4: A circa 1920 view of 8th Street with 801 Central Avenue visible in the bottom right corner. Source: West Jersey History Project, Cape May County Postcards.
New Jersey Department of Environmental Protection  
Historic Preservation Office

**PROPERTY REPORT**

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**Property Photo:**

![Property Photo](image.png)

**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

This 2-story with raised basement, 3-bay, vinyl-sided, contemporary multi-family dwelling was constructed circa 1975. The asphalt-shingled, side-gabled roof leads to a flat-roof wing on the rear (east) elevation. The dominant features of the façade are a pair of 2-story, 3-sided bay windows in the left and right bays under the steeply overhanging roof eaves. The bay windows contain vinyl casement windows set in vinyl surrounds. A recessed wood staircase with two half turn landings is shielded by the main roof block. Access is via entries on both stories within the recessed middle bay. The porches have vinyl balusters and railings, and are housed in large brackets that run the height of the dwelling. There are modern sliding doors that front Ocean Avenue and provide access to the porches. The building is set close to the sidewalk, and the property has a small yard with some landscaping. The building has not been elevated or altered for flood protection.

805 Central Avenue was built circa 1975, according to tax records. Aerial photographs confirm this date of construction (NETR 1970, 1987). The lot previously housed an early-20th-century, 3-story, brick apartment building (NETR 1920, 1933; Sanborn Map Company 1937).

805 Central Avenue is non-contributing to the Ocean City Residential Historic District because its circa 1975 date of construction post-dates the period of significance.

**Setting:**

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey  
**Surveyor:** Eryn Boyce and Rachel Craft  
**Organization:** Hunter Research, Inc.
The property is presently located outside but immediately adjacent to the western boundaries of the local Ocean City Historic District (1/28/1993) and the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which are formed by the alley that connects Eighth Street and Ninth Street between Central Avenue and Wesley Avenue. The alley abuts the rear of this property. The property is judged to be within an area of potential boundary expansion due to the fact that the neighboring residential properties on the west side of Central Avenue (801 Central Avenue, 809 Central Avenue, 813 Central Avenue and 817-819 Central Avenue) date from the recommended updated period of significance of 1879 to 1956. They retain historical integrity and contribute to the residential character of the district. The recommended updated boundary includes the properties on the west side of the 800 block of Central Avenue from the corner of Eighth Street up to 835 Central Avenue. 805 Central Avenue is the only post-1956 intrusion within this streetscape.

Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick and paver sidewalks. The homes are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.
Legend of Local "Locals" of Ocean City, New Jersey
Miller, Fred and Susan 2011

Historic Aerials of Ocean City, New Jersey, 1920-2015 2018

Ocean City Div. of Planning & Development
Historic District Survey Forms 1991

Rush, Mary Townsend
Ocean City Guide Book and Directory 1893
Ocean City Guide Book and Directory 1894
Ocean City Guide Book and Directory 1892
Ocean City Guide Book and Directory 1895

Sanborn Map Company
Ocean City 1923
Insurance Maps of New Jersey Coast, New Jersey 1937
Insurance Maps of the New Jersey Coast 1890
Ocean City, Cape May County, New Jersey 1909
Ocean City, NJ 1903

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
Building 0
Bridge 0
Structure 0
Landscape 0
Object 0
Industry 0

Historic District? ✓
District Name: Ocean City Residential Historic District Expansion
Status: Non Contributing

Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: Null
Date form completed: 10/19/2018
Ocean City Architectural Survey
Block 805, Lot 10
805 Central Ave.
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 809 Central Ave. (Godfrey Funeral Home)  
Ownership: Private
Address: 809 Central AVE  
Apartment #:  
ZIP: 08226

**PROPERTY LOCATION(S):**

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**Property Photo:**

![Property Photo](image)

**Description:**

This 3-story, 3-bay, irregular-plan, wood-frame, Queen Anne-style building on a full-height raised brick basement was constructed circa 1900. At least some portion of the building has served as a funeral home since the 1920s. The dwelling features a vinyl shingle-clad mansard roof that has single-bay gabled dormers with crossbracing and brackets. The roof is interrupted by a flat-roof, patterned wood shingle, octagonal, corner tower that stands above the first story. The remaining exterior walls are clad in replacement vinyl siding. A hipped-roof, full-width, wood porch dominates the first story and has a metal standing-seam roof. The porch is supported by paired turned wood posts, has lace-like spindlework, and is enclosed by wood railings with turned balusters. The porch shields a 1-story, 3-sided bay window and a glazed front entry that has an oval-pattern spindlework framing the glass. The portion of the porch that wraps to the south elevation has been fully enclosed and clad with vinyl siding. Paired diamond-pattern-muntin windows are also located under the porch on the first story. An exterior staircase on the north (side) elevation has a landing on the first story and continues to the other floors. There is a 1-story, 3-sided bay window on the south (side) elevation. Windows are replacement 1/1 sashes with wood lintels, casings and sills. The area under the porch has been enclosed with a modern brick storefront, which now serves as the building’s primary public entry. The storefront has two non-original arched and glazed doors in the outermost bays, with a non-original, large, single-pane window and fanlight to the right. A blind arch to the left functions as an area for signage for the funeral home. There are header arches and sills in the brickwork around the doors and windows of the basement. The building has a two-story rear addition, which is not visible from the street. The building is set a short distance from the sidewalk and has a decorative clock outside with the name “Godfrey” embossed in a plaque above the...
809 Central Avenue was built circa 1900, according to Sanborn fire insurance maps (Sanborn Map Company 1890, 1909). The building was constructed as a wood-frame, irregular-plan dwelling with a mansard roof and corner tower. On the 1909 map, the area under the porch is labeled as an “office” indicating that this area was enclosed. By 1937, a 1-story, 3-sided bay window that appeared to be in the basement of the dwelling was replaced with a wood-frame attached garage (Sanborn Map Company 1909, 1937). The area between the garage and the porch on the south elevation has since been filled in, attaching the garage to the dwelling. The building is an example of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles, such as the mansard roof, and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

809 Central Avenue is located on a rectangular lot within the street grid less than two blocks south of the camp meeting park. The building retains its historic orientation, form and massing as documented by a historic Sanborn fire insurance map of 1909. Much of the dwelling retains a historically appropriate fenestration pattern, although most window sashes have been replaced and the modern storefront detracts from the building’s historic character. Visible exterior fabric is mostly modern replacement materials. The dwelling is located across the street from a large public parking lot that occupies roughly half of the 800 block of Central Avenue. The dwelling has integrity of design, location, setting, feeling and association, and is judged to have sufficient architectural and historical significance to be contributing.

Setting:
The property at 809 Central Avenue is located outside the boundaries of the local Ocean City Historic District (1/28/1993) and the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. At present the boundary follows the east side of the alley behind this property. The survey update of 2018 recommends that the boundary be revised to include the east side of Central Avenue between 801 and 817-19 Central Avenue. There is sufficient historical continuity in the Central Avenue streetscape from north of 817-819 Central Avenue to incorporate the remainder of this block in an expanded district.

Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.
Additional Information:
Demolished: NO
Notes: 809 Central Avenue was evaluated contributing by the 2018 survey due to a recommended boundary expansion.

More Research Needed?  [ ] (checked=Yes)
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**Historic District?**  
**District Name:** Ocean City Residential Historic District Expansion  
**Status:** Contributing  

**Associated Archeological Site/Deposits?**  
(known or potential sites. If Yes, please describe briefly)

**Conversion Problem?**  
**ConversionNote:** 106  
**Date form completed:** 5/31/2018
Ocean City Architectural Survey
Block 805, Lot 9
809 Central Ave. (Godfrey Funeral Home)
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
This property (Block 805, Lot 8) contains two buildings judged to be contributing to the Ocean City Residential Historic District. The main dwelling at 813 Central Avenue (pictured above) was constructed circa 1900. At the rear of the property is a garage that was constructed between 1920 and 1937.

Main Dwelling

This 2.5-story, 2-bay, clapboarded, wood-frame, hipped-roof vernacular dwelling with Queen Anne-style influences was constructed circa 1900. The dwelling's asphalt patterned shingle-clad hipped roof features a large, centered, hipped dormer that covers a balcony. The dormer is supported by round Doric columns and has a wood railing with short balusters. Replacement 1/1 sash windows are to either side of a replacement, partially-glazed balcony door. The north and south (side) elevations of the dwelling have pedimented gables above 2-story, rectangular bay windows. The roof lines at the dormer, second story and first-story porch have matching classicized molded wood cornices with dentils. The second story of the front elevation features two paired, Palladian windows with molded wood trim and replacement glazes. A hipped-roof, full-width, wood porch on the first story is supported by round Doric columns on brick pillars. The porch is enclosed with replacement balustrades and railings, and has replacement decking. The porch shields a partially glazed and paneled front entry with sidelights and transom in the left bay, and a 1-story, 3-sided bay window in the right bay. Windows are mostly replacement 1/1.
sashes with wood lintels, casings, and sills. A staircase on the north (side) elevation has a landing on the first story porch. The dwelling rests on a full-height brick basement that is accessible at street level. Two centered basement doors under a dentiled portico with Doric columns (similar to the rest of the house) appear to provide entry to apartments. Flanking the doors are paired replacement windows in the leftmost bay and a single replacement window in the rightmost bay. The building has not been elevated or otherwise altered for flood protection.

813 Central Avenue was built circa 1900, according to Sanborn fire insurance maps (Sanborn Map Company 1890, 1909). The building was constructed as a wood-frame, irregular-plan dwelling with a full-width front porch and rectangular bay windows on the side elevations. According to the 1921 Ocean City Directory, Jacob and Bessie Arbogast lived at 813 Central Avenue (Boyd 1921). This dwelling draws on influences from the Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms, roof lines and plans, which often utilized elements characteristic of other styles, such as the gambrel roof, and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

813 Central Avenue is located on a rectangular lot within the street grid less than two blocks south of the camp meeting park. The building retains its historic orientation, form and massing as documented by a historic Sanborn fire insurance map of 1909. Much of the dwelling retains a historically appropriate fenestration pattern, although most window sashes have been replaced. Visible exterior fabric is mostly historically appropriate materials. The dwelling is located across the street from a large public parking lot that occupies roughly half of the 800 block of Central Avenue. The dwelling has integrity of design, location, setting, feeling and association, and is judged to have sufficient architectural and historical significance to be contributing.

Garage

There is a contributing 1-story, clapboarded, wood-frame garage at the rear of the property that was constructed between 1920 and 1937. It has an overhanging hipped roof that is covered with slate shingles and metal flashing. It has a replacement overhead garage door, and possibly original 6/1 wood windows. The windows and garage door are surrounded by wood lintels, casings, and sills.

The rear garage was constructed between 1920 and 1937 as a 1-story, wood-frame auto garage in the corner of the lot fronting the alley (NETR 1920, 1931, 1933; Sanborn Map Company 1937).

The garage is composed of mostly historically appropriate materials, though the main door fronting the alley has been replaced with a modern door. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937. It has integrity of materials, workmanship, design, location, setting, feeling and association, and is judged to have sufficient architectural and historical significance to be contributing.

Setting:
The property at 813 Central Avenue is located outside the boundaries of the local Ocean City Historic District (1/28/1993) and the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. At present the boundary follows the east side of the alley behind this property. The survey update of 2018 recommends that the boundary be revised to include the east side of Central Avenue between 801 and 817-19 Central Avenue. There is sufficient historical continuity in the Central Avenue streetscape from north of 817-819 Central Avenue to incorporate the remainder of this block in an expanded district.

Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.
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### Additional Information:

Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes: 813 Central Avenue was evaluated contributing by the 2018 survey due to a recommended boundary expansion.

| More Research Needed? | [ ] (checked=Yes) |

**INTENSIVE-LEVEL USE ONLY:**

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**Historic District?**  
[ ]

**District Name:** Ocean City Residential Historic District Expansion

**Status:** Contributing

**Associated Archeological Site/Deposits?**  
[ ]

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

**Conversion Problem?**  
[ ]

**ConversionNote:** 255

**Date form completed:** 5/31/2018
Photograph 2: Rear of 813 Central Avenue. View looking northwest.
Property Name: 817-819 Central Ave.
Address: 817-819 Central AVE
Ownership: Private
Apartment #: 817
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 805
Block: 7
Lot:

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

Description:
This property (Block 805, Lot 7) contains two houses with separate addresses. The main dwelling at 819 Central Avenue (pictured above) was constructed circa 1900 and fronts Central Avenue. The rear cottage at 817 Central Avenue was constructed circa 1920. Both are judged to be contributing resources to the Ocean City Residential Historic District.

Main Dwelling (819 Central Avenue)
This 2.5-story with full-height basement, 4-bay, front-gabled, irregular-plan, wood-frame, vernacular dwelling with Queen Anne-style influences was constructed circa 1900. The dwelling’s asymmetrical roof is clad with replacement asphalt shingles, while the second story is covered with asbestos shingles and the first story is covered with wood clapboarding. The front gable is slightly projecting from the front elevation and features a wood cornice and a replacement 1/1 window in the peak with faux muntins in a diamond pattern. The first- and second-story windows are 1/1 replacement sashes surrounded by wood lintels, casings and sills. The first story features a wraparound wood porch that rests on rusticated concrete block piers. The porch’s hipped roof is supported by turned wood posts with decorative wood spindles, brackets and drop pendants along the roofline. The porch is enclosed by wood railings with turned balusters, and the entryway at the top of the wood steps is enclosed with a gate. The front entry features a glazed door with decorative spindlework surrounded by sidelights and transom. The leftmost bay of the dwelling is recessed in a 2-story shed-roof wing on the north (side) elevation. The wing is...
supported on timber posts, while the rest of the house is supported on a concrete block foundation. The south elevation has a wide shed-
roof dormer. An open area under the first-story porch in front of the basement is enclosed with a non-original brick-patterned concrete wall.
The dwelling has a small front yard and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered
for flood protection.

819 Central Avenue was constructed circa 1900 according to Sanborn fire insurance maps (Sanborn Map Company 1890, 1909). The
dwelling appears on the 1909 map as an irregular-plan, wood-frame dwelling with a wraparound porch and 2-story rear wing. According to
the 1924 Ocean City Directory, Elizabeth Guest lived in the “Guest House” at 819 Central Avenue, which was a boarding house with
furnished rooms. Mrs. Lillie Robinson, who did not list an occupation, also lived at 819 Central Avenue in 1924 (Polk 1924). On a 1937 map,
the dwelling was labeled as “The Ottawa,” though that name does not appear in the Ocean City Directory until 1948. By then, the dwelling
was in the ownership of Christopher Bentham, a captain in the U.S. Coast Guard, and his wife Florence (Polk 1937, 1948). The north wing
and the shed dormer were added to the house by 1956 (NETR 1956). The building is an example of the popular Queen Anne style, which
reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized
elements characteristic of other styles and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic
Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential
Historic District, with most examples dating from the 1880s to the 1900s.

819 Central Avenue is located on a rectangular lot within the street grid less than three blocks south of the camp meeting park. The building
retains its historic orientation, form and massing as documented by a Sanborn map of 1909. Visible exterior fabric contains some modern
replacement materials but the current massing and form match those of its original construction with the exception of a north wing and shed
roof dormer which were added prior to 1956, so within the district’s recommended updated 1879 to 1956 period of significance. While this
dwelling sits across the street from a large public parking lot and neighbors the Ocean City Public Safety Building, the other houses to the
left allow 817-819 Central Avenue to retain a historical setting and continuity with the historic district. The dwelling has integrity of design,
location, setting, feeling and association, and is judged to have sufficient integrity to be contributing.

Rear Cottage (817 Central Avenue)

This 2.5-story, 2-bay, front-gabled, vernacular cottage was constructed circa 1920. The building is set to the rear of a lot located behind 819
Central Avenue. Access is primarily via the alley between Central and Wesley Avenues, although the dwelling is oriented to Central Avenue
with a sidewalk passing through the side yards of the adjacent buildings. Exterior materials include asphalt roof shingles and vinyl siding.
The house has a small cupola ventilator on the roof ridge. There are 1/1 wood sash windows throughout the house. There is a full-width,
single-story wood porch with a shed roof, turned posts and spindles, and wood decking to the front of the house. The building has not been
elevated or otherwise altered for flood protection.

817 Central Avenue was built circa 1920, according to historic aerial photography (NETR 1920). The dwelling appears on Sanborn fire
insurance maps by 1937 as a rectangular-plan, wood-frame dwelling with a 1-story, full-width porch at the rear of the lot. This cottage is
similar to the other cottages located at the rear of properties within the Ocean City Residential Historic District. Its circa 1920 construction
suggests the need for additional living space in Ocean City as the area became more accessible with vehicular transportation, and land
owners’ efforts to maximize their land use potential.

817 Central Avenue is located on a rectangular lot within the street grid less than two blocks south of the camp meeting park. The building
retains its historic orientation, form and massing as documented by a historic aerial photograph from 1920 and a Sanborn map of 1937
(NETR 1920; Sanborn Map Company 1937). Much of the dwelling retains a historically appropriate fenestration pattern. Visible exterior
fabric is mostly modern replacement materials. The dwelling has integrity of design, location, setting, feeling and association, and is judged
to have sufficient integrity to be contributing.

Setting:
The property at 817-19 Central Avenue is located outside the boundaries of the local Ocean City Historic District (1/28/1993) and the New
Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. At
present the boundary follows the east side of the alley behind this property. The survey update of 2018 recommends that the boundary be
revised to include the east side of Central Avenue between 801 and 817-19 Central Avenue. There is sufficient historical continuity in the
Central Avenue streetscape from north of 817-819 Central Avenue to incorporate the remainder of this block in an expanded district.

Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges
with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The homes along the street are short
distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences.
There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5
stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and
War Memorial Park located between Fifth and Sixth Streets.
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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes: 819 Central Avenue was changed to 817-819 Central Avenue based on fieldwork confirmation.

The property is recommended contributing by the 2018 survey based on a proposed boundary expansion.

More Research Needed?  ☐ (checked=Yes)

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Historic District?  ☑
District Name: Ocean City Residential Historic District Expansion
Status: Contributing

Associated Archeological Site/Deposits?  ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☐  ConversionNote:  343

Date form completed:  5/31/2018
Photograph 2: View of the front (west) elevation of cottage at 817 Central Avenue. View looking southeast.
Photograph 3: Oblique view showing south and east elevations. View looking northwest.
Ocean City Architectural Survey
Block 805, Lot 7
817-819 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property ID: -2081531633

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 835 Central Ave. (Ocean City Public Safety Building) Ownership: Private
Address: 835 Central AVE Apartment #: ZIP: 08226

PROPERTY LOCATION(S):
County: Municipality: Local Place Name: USGS Quad: Block: Lot:
CAPE_MAY Ocean City Ocean City 805 6

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

Description:
This 3-story, 12-bay (originally 15 bay), Colonial Revival-style, rectangular-plan, English-bond brick building was constructed in 1906 as the Central Avenue School and currently functions as the Ocean City Public Safety Building. The building has a cross-gabled roof terminating in hipped roof sections at the northern and southern ends of the building. The original roof line, as documented in photographs, had a centered gross gable with arched pediment and a cupola, all of which have been removed. Furthermore, the original centered entry has been closed off and a new brick entry wing placed at the front northwest corner circa 1980. This newer entry wing houses stairs, elevator and lobby within two windowless, brick-faced elevator and stair towers. The new wing takes away from the original strict symmetry of the Colonial Revival-style building. The corners of the building have quoin details in the brickwork. A limestone band separates the first and second stories. Window openings of the second and third stories have been resized replacing the original 2/2 wood sash with smaller 1/1 metal sash windows and in-filling with stucco in the area above the replacement sashes. First-story 2/2 wood sash have been replaced with ventilation louvers. The original soldier brick lintels and limestone sills remain. The location of the building’s original centered entry is evident as a stuccoed arched panel, which originally contained two paneled doors under a large fanlight transom. Doors on the other elevations are replacement metal. The building is surrounded by parking lots. The building has not been elevated or otherwise altered for flood protection.

835 Central Avenue was constructed in 1906 as the Central Avenue School, Ocean City’s first high school (Esposito 1998). The building

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey Property ID: -2081531633
Surveyor: Eryn Boyce and Rachel Craft (Primary Contact)
Organization: Hunter Research, Inc.
appears on the 1909 Sanborn map as a brick building labeled “Ocean City High School.” The lot previously housed a smaller, 2-story, wood-frame, rectangular-plan public school (Sanborn Map Company 1890). The building was converted into the Ocean City Public Safety Building during the mid-1960s (Barlow 2018). A circa 1900 dwelling in the neighboring lot to the south was demolished between 1963 and 1970 to make way for parking spaces (NETR 1963, 1970). Aerial photography indicates that a new entry wing was completed between 1970 and 1987, which is also likely the period of time during which significant alterations were made to the roof line, windows and doors (NETR 1970, 1987).

The building retains its historic orientation, though its form and massing have been altered with the circa 1980 addition to the northwest corner of the front elevation. The building’s fenestration pattern has also been altered by reducing the size of the window sashes and adding stucco panels above the windows, as well as converting the first story window openings to ventilators. Alterations have significantly impacted the dwelling’s integrity of design, materials, workmanship and feeling.

Setting:
835 Central Avenue is presently located outside of the boundaries of the Ocean City Residential Historic District (NR 3/20/2003, SR 1/15/2003) and outside of the local Ocean City Historic District (1/28/1993). The national/state boundary terminates just to the east of 835 Central Avenue at the alley abutting the rear property line of 816 Wesley Avenue, and the local district’s boundary follows the east side of the alley from Eighth Street to Ninth Street between Central Avenue and Wesley Avenue. 835 Central Avenue is thus adjacent to the national/state and local districts but not within the districts, and marks a change in the character of the street, which has been noted by prior surveys (Ocean City Division of Planning 1991; Bzdak 2001). The property is judged to not be within an area of potential boundary expansion due to demolitions and alterations that create a loss of historic character. Furthermore, this large civic building does not have a strong architectural or visual association with the residential area that forms the core of the existing historic district.

Central Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. Below 8th Street, the character of Central Avenue changes with a large public parking lot on more than half of the western side of the block, and the Ocean City Public Safety Building at 835 Central Avenue creating a large visual barrier to the rest of the eastern half of the block.

BIBLIOGRAPHY:

Author: Boyd's Ocean City Directory
Title: 1922
Year: (if applicable)

Author: Polk's Ocean City Directory
Title: 1928
Year: (if applicable)

Author: Boyd's Ocean City Directory
Title: 1924
Year: (if applicable)

Author: West Jersey History Project
Title: 2013
Year: (if applicable)

Author: The Tichnor Brothers Postcard Collection, Boston Public Library
Title: 2018
Year: (if applicable)

Barlow, Bill
"Ocean City Mayor Wants Movement on Public Safety Building Upgrade." Cape May County Herald. January 8.
Bzdak, Meredith A  Ocean City Residential Historic District, National Register Nomination Form  2001
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Sanborn Map Company  Ocean City, Cape May County, New Jersey  1909
Sanborn Map Company  Insurance Maps of New Jersey Coast, New Jersey  1937
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes: 821 Central Avenue changed to 835 Central Avenue based on fieldwork verification.

More Research Needed?  □ (checked=Yes)

### INTENSIVE-LEVEL USE ONLY:

- **Attachments Included:**
  - Building: 0
  - Bridge: 0
  - Structure: 0
  - Landscape: 0
  - Object: 0
  - Industry: 0

- **Historic District?**  □

- **District Name:**  not applicable

- **Status:**

- **Associated Archeological Site/Deposits?**  □

  (known or potential sites. If Yes, please describe briefly)
Photograph 2: Central Avenue School, aka Ocean City High School, at 835 Central Avenue. No date.
(Source: Esposito 1998)
Ocean City Architectural Survey
Block 805, Lot 6
835 Central Ave. (Ocean City Public Safety Building)
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 841 Central Ave. 
Address: 841 Central AVE 
Ownership: Private

PROPERTY LOCATION(S):
County: CAPE_MAY 
Municipality: Ocean City 
Local Place Name: Ocean City 
USGS Quad: 805 
Block: 5 
Lot: 

Property Photo:

Description:
This 3-story with raised basement, 3-bay, rectangular-plan, vinyl-sided, wood-frame building was constructed circa 1900 as a hotel. It has an asphalt-shingled hipped roof that has overhanging eaves and a low, hipped, square cupola in the center. The remainder of the dwelling is covered with replacement vinyl siding. The first story is dominated by a full-width porch that has three hip-roofed sections, with the middle section projecting toward the street slightly further than the others. The porch roof is supported by non-original, round Doric columns (photographs indicate the original porch had shingled columns). The porch shields a centered entry with a replacement glazed door with sidelights. Windows are 6/6 vinyl replacement sashes with faux muntins and shutters (original windows were 2/2 wood sash, based on photographs). They are paired in the outer bays, and stand alone in the middle bays (original windows were all single, not paired). The full-height basement serves as a commercial space and has a parged exterior. An arch forms the middle bay and leads to a recessed main entry at the street level. Picture windows are located on either side of the main entry. Each of the bays in the basement is surmounted by modern canvas awnings. The building neighbors a parking lot of the Ocean City Public Safety Building to the north and another commercial/residential building to the south. The building has not been elevated or otherwise altered for flood protection.

According to historic maps and photographs, 841 Central Avenue was constructed circa 1900 as a hotel known as the “Lorraine.” (Sanborn Map Company 1890, 1909; Esposito 1998). Photographs document several significant alterations including widening of window openings in the outer bays, significant alterations or possibly the complete replacement of the porch, and loss or covering over of all exterior materials.

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey 
Surveyor: Eryn Boyce and Rachel Craft 
Organization: Hunter Research, Inc. 

Property ID: 1263883233
including exposed rafter tails, wood shingles and rusticated concrete block foundation. As a result, the former hotel has diminishment of integrity of materials and workmanship.

Setting:
The property is presently located approximately 170 feet southwest of the boundaries of the Ocean City Residential Historic District (NR 3/20/2003, SR 1/15/2003) and is located outside but immediately adjacent to the western boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley that runs from Eighth Street to Ninth Street between Central Avenue and Wesley Avenue. The property is judged to not be within an area of potential boundary expansion due to alterations that create a loss of historic character, and the disruption created by the neighboring Ocean City Public Safety Building at 835 Central Avenue. This survey in 2018 concurs with prior surveys in 1991 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. Below Eighth Street, the character of Central Avenue changes with a large public parking lot on more than half of the western side of the block, and the Ocean City Public Safety Building at 835 Central Avenue, which creates a visual barrier to the rest of the eastern half of the block.

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

Location Map: (See Continuation Sheet for Maps)

Site Map:

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Additional Information:
- Demolished: NO
- Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)

Notes:
- More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
- Attachments Included:
  - Building: 0
  - Bridge: 0
  - Structure: 0
  - Landscape: 0
  - Object: 0
  - Industry: 0

- Historic District?: ☐
- District Name: not applicable
- Status:
  - Associated Archeological Site/Deposits?: ☐
    (known or potential sites. If Yes, please describe briefly)

Conversion Problem?: ☐
- ConversionNote: 300
- Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 1263883233
Photograph 2: 841 Central Avenue as The Lorraine Hotel. No date. Source: Esposito 1998.
Ocean City Architectural Survey
Block 805, Lot 5
841 Central Ave.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 5-bay, rectangular-plan, Second Empire-style, mixed-use building was constructed circa 1900. Its asphalt-shingled mansard roof covers the front half of the building while a shallow hip-roofed section covers the back half of the building. The mansard has shallow single-bay gabled dormers. A thick molded wood cornice accentuates all rooflines of the building. The front elevation and most of the first-story side elevations are stuccoed, while the remainder of the building is covered with replacement vinyl siding. There is a 3-sided bay window with a flat roof in the left bay of the second story. The first story houses two storefronts that are located under a shed roof covered with wood fishscale shingles. The storefronts are finished with plate-glass windows and recessed glazed entries. There is a 2-story addition on the east side of the building with a south-facing, glazed entry that is numbered 411 Eighth Street.

According to historic maps, 409-411 Eighth Street was constructed circa 1900 (Sanborn Map Company 1890, 1909). The lot was empty prior to the construction of the building. The Sanborn map of 1909 indicates that this building was constructed as a wood-frame structure that housed storefronts under the mansard section of the front of the building. The rectangular-plan extension on the back of the building was 2 stories in height and had a 2-story rectangular wing on the west (side) elevation along the alley. According to the 1937 Sanborn map, the building's rectangular rear extension became 3 stories, a 2-story addition was completed on the east elevation, and west elevation had been extended to meet the 2-story wing previously located on that side. In 1937, the two storefronts served as offices (Sanborn Map Company 1937). The building's front elevation has been heavily altered with the addition of modern storefront windows. The stuccoed
coating on the front elevation of the building is also not original.

409-411 Eighth Street is located on a rectangular lot on Eighth Street approximately two blocks south of the camp meeting park. It is an individually undistinguished example of Second Empire-style architecture and has no known associations with significant historical events or people. Alterations have significantly impacted the dwelling’s integrity of design, materials and workmanship.

Setting:
The property is currently located outside but immediately adjacent to the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the east side of Central Avenue, however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the west side of Central Avenue between Seventh and Eighth Streets. This survey update in 2018 recommends that the local district boundary be revised to coincide with the national/state boundary, thus excluding the 400 block of Eighth Avenue and the 700 block of Central Avenue from the local district. The northern half of the 700 block of Central Avenue is a surface parking lot (where there were once period houses) and the remaining six buildings at the south end of the block comprise two buildings built in the last 15 years and four period buildings that are either heavily altered or have a commercial character that allies them more to the commercial blocks of Asbury Street to their west than the residential historic district to their north and east.

409-411 Eighth Street is located between Asbury Avenue and Central Avenue on the north side of Eighth Street. Eighth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.

Registration and Status

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

Location Map: Site Map:

(See Continuation Sheet for Maps)

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Sanborn Map Company  Ocean City  1923
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes: 409 Eighth Street was changed to 409-411 Eighth Street based on fieldwork verification.
Recommend boundary revision to exclude 409-411 Eighth Street.

More Research Needed?  [ ]  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 0  Building  0  Bridge
0  Structure  0  Landscape
0  Object  0  Industry
Historic District?  [ ]
District Name:  not applicable
Status:
Associated Archeological Site/Deposits?  [ ]
(known or potential sites. If Yes, please describe briefly)
Conversion Problem?  [ ]
ConversionNote:  190
Date form completed:  5/31/2018

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft
Organization:  Hunter Research, Inc.
Property ID:  1354125911
Ocean City Architectural Survey
Block 707, Lot 24
409-411 Eighth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 501 Eighth Street (St. Peter's United Methodist Church)
Address: 501 Eighth ST
Ownership: Private
Apartment #: 08226

PROPERTY LOCATION(S):

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Property Photo:

Description:
This property consists of five tax blocks/lots. The church is located on the large corner lot (Block 706, Lot 1) at the northeast corner of Central Avenue and Eighth Street. The other tax blocks/lots (Block 706, Lots 4, 5, 13, 14) are surface parking lots on Central Avenue and Wesley Avenue. The church is contributing. The surface parking lots are non-contributing.

Church

This 2-story, 5-bay, cross-gabled, rectangular-plan Gothic Revival-style church (St. Peter's United Methodist Church) was constructed in three phases in 1908, 1956 and 1973. The first phase (pictured above) was completed in 1908 in the Gothic Revival style. The roof is asphalt-shingled, and the exterior fabric is mortared random ashlar. The church’s southwest corner, oriented to the northeast corner of Eighth Street and Central Avenue, has a 3-story, stepped, square bell tower with pinnacles and buttresses at each corner. The elevations on the second story of the tower feature tracery openings around the bell chamber. The tower base contains the church’s main entries, one facing Eighth Street and the other Central Avenue. Each entry is formed by a stone lancet arch opening framed by a carved-stone surround and engaged finial. Under the arch are three stained-glass panes with tracery details. The stained glass surmounts the replacement paired...
paneled doors. The middle bays of the front south elevation (facing Eighth Street) are contained within a front-gable that is book-ended by buttresses that terminate in pinnacles. The gable peak is topped with a stone cross. The middle bays house one larger and two small lancet arch windows with tracer and stained glass set within stone surrounds. The front elevation’s right bay contains a secondary entryway under a dentilled cornice. The west elevation of Phase I of construction extends from the tower northward along Central Avenue. A large gable also matches that of the front south elevation, containing similarly decorated tracery stained-glass windows between two buttresses. Two smaller, stepped gables on the west elevation surmount two tracery, stained-glass, lancet arch windows set in stone surrounds. A cornerstone inscribed with the year “1908” is located above the stone band on the southwest corner of the tower. Windows at the basement level are replacement 1/1 vinyl sashes. Access to the main doorways in the tower is via concrete staircases with metal railings. The small, grass and landscaped yard of along the south and west elevations is enclosed with a short stone retaining wall.

Phase II of construction was completed in 1956 and is attached to the north end of Phase I. It has a flat roof and a random-ashlar exterior to match Phase I. The 3-bay addition has 1/1 vinyl sashes with faux muntins set in stone surrounds. Access is via replacement paired arched doors set in a thick stone surround. A projecting, flat-roof, square bay on the northwest corner of Phase I was added as part of the Phase II construction, and contains tracery stained-glass windows.

Phase III of construction was completed in 1973 and is representative of International Style influences. Phase III is attached to the north elevation of Phase II. The addition is 2 stories and 5 bays and has a stepped, flat roof. The bays alternate between casement strip windows and stone-faced panels consisting of a smaller, lighter color of stone used in Phases I and II. The middle bay contains a mosaic tile mural depicting a Biblical figure. The mural surmounts the main entry to the addition, which has paired, metal, glazed doors flanked by single-pane sidelights. A grass yard with landscaping lines the west elevation of the addition.

501 Eighth Street was built in three phases, beginning in 1908. The construction date of Phase I is confirmed by a cornerstone on the building and a Sanborn map of 1909. The first portion of the building is depicted as a concrete, rectangular-plan building labeled as “First M.E. Church” (Sanborn Map Company 1909). The 1908 phase of the building replaced an earlier Methodist Episcopal Church that was constructed in 1890 (Sanborn Map Company 1890). The first church was originally named St. Peter’s Methodist Episcopal Church of Ocean City when it was established in 1886. The congregation’s name was later changed to the First Methodist Episcopal Church in 1891, and again changed to St. Peter’s United Methodist Church in 1960 (Rush 1956; McMahon 2011). According to the 1921 Ocean City Directory, Reverend John Handley was the pastor of the First Methodist Episcopal Church. The construction date of Phase II is confirmed by the addition’s presence on aerial photographs (NETR 1957). The Phase II addition was constructed on the neighboring lot to the north that previously contained a circa 1900 dwelling. The construction date of Phase III is confirmed by the addition’s presence on aerial photographs. Phase II replaced a circa 1960 surface parking lot (NETR 1963, 1970, 1987).

Phase I of the church’s construction exhibits the ecclesiastic Gothic Revival style. Popularized in the mid-19th century by Andrew Jackson Downing and Alexander Jackson Davis, the Gothic Revival style as it was used in the construction of churches most often included towers, parapets and lancet arch windows. Gothic Revival-style had largely fallen from popularity in residential construction by the end of the 19th century but it continued to be a very traditional choice for churches, as well as academic buildings, well into the 20th century. Ocean City’s Methodist church represents a later, somewhat formulaic, application of the style.

Phase III of the church’s construction exhibits some influences of the International style and is distinct from the previous two phases of construction. First developed in Europe in the years between World War I and World War II, the International Style was introduced to the United States beginning in the 1920s but did not reach its peak of popularity until the 1950s and 1960s. It was a favored style for institutional buildings, particularly schools and offices. The style’s use of metal frameworks allowed for three-dimensional geometrical facades. International Style buildings typically have a flat roof and smooth, undecorated surfaces. Windows are flush with the exterior walls and are often in large groupings.

501 Eighth Street was built in three phases, beginning in 1908 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot approximately two blocks south of the camp meeting. The building retains its historic orientation, though its form and massing have been altered by 1956 and 1973 additions to the north elevation. Its historic fenestration pattern was altered with the 1956 addition, though its stained-glass windows appear to be original. Visible exterior fabric appears to be the original masonry on the 1908 section of the building. While the building experienced alterations that post-date the recommended updated period of significance (1879-1956), it retains sufficient integrity of design, material, workmanship setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is located inside the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and the local Ocean City Historic District (12/28/1993), as designated at those dates. Eighth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.

Central Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The dwellings are short distances from the
street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

Registration and Status Dates:
- National Historic Landmark?: ☐
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- Local Designation: 1/28/1993
- Determination of Eligibility: SHPO Opinion:
- Certification of Eligibility: 5/30/1997
- Other Designation Date: 

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

Location Map: (See Continuation Sheet for Maps)

Site Map:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.

Property ID: -1897468899

Page 3
Rush, Mary Townsend  Ocean City Guide Book and Directory  1893
Rush, Mary Townsend  Ocean City Guide Book and Directory  1894
Rush, Mary Townsend  Ocean City Guide Book and Directory  1895
Sanborn Map Company  Ocean City  1923
Sanborn Map Company  Insurance Maps of the New Jersey Coast  1890
Sanborn Map Company  Ocean City, Cape May County, New Jersey  1909
Sanborn Map Company  Insurance Maps of New Jersey Coast, New Jersey  1937
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes: 8th and Central changed to 501 Eighth Street based on fieldwork verification.

More Research Needed?  ☑  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:  0  Building  0  Bridge
  0  Structure  0  Landscape
  0  Object  0  Industry

Historic District?  ☑
District Name:  Ocean City Residential Historic District
Status:  Contributing

Associated Archeological Site/Deposits?  ☑
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☑
ConversionNote:  267

Date form completed:  5/31/2018

Survey Name:  Ocean City Historic District Intensive-Level Architectural Survey
Surveyor:  Eryn Boyce and Rachel Craft  ☑ (Primary Contact)
Organization:  Hunter Research, Inc.

Property ID:  -1897468899
Photograph 2: Phase I of construction of St. Peter's United Methodist Church (1908), view looking northeast.
Photograph 3: Phase II of construction of St. Peter's United Methodist Church (1956), view looking southeast.
Photograph 4: Phase III of construction of St. Peter’s United Methodist Church (1973), view looking southeast.
Photograph 5: View of the west elevation of St. Peter’s United Methodist Church on Central Avenue, looking southeast.
Photograph 7: A circa 1930-1945 view of the Methodist Episcopal Church on Eighth Street. Source: Tichnor Brothers Postcard Collection, Boston Public Library.
Photograph 8: A circa 1950 view of the Methodist Episcopal Church. Note the original façade of the west elevation prior to the 1956 addition. Source: Esposito 1998.
Ocean City Architectural Survey
Block 706, Lot 1, 4, 5, 13 and 14
501 Eighth Street (Saint Peter’s United Methodist Church)
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 511-519 Eighth St.  
Address: 511-519 Eighth St  
Ownership: Private  
Apartment #:  
ZIP: 08226

COUNTY:  
MUNICIPALITY:  
LOCAL PLACE NAME:  
USGS QUAD:  
BLOCK: 706  
LOT: 17

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.

Description:
This 2-story, 8-bay, rectangular-plan, flat-roof, Spanish Revival-style commercial building was constructed circa 1921. The roof has a stuccoed parapet above a clay-tiled pent eave with molded cornice and brackets. The second story is stuccoed with the corner bays projecting slightly toward the street. Second-story windows are strip windows with three windows in each of the corner bays and a strip of nine windows over the center bays. Window sashes are a mix of 6/6 and 1/1 with wood lintels, casings and sills. The first-story storefront is non-original design and material consisting of a deep, asphalt shingled, pent eave over a brick-clad storefront that is divided into several small shops, each with a multi-pane glazed and half-paneled door and multi-pane vinyl-frame picture windows. The building fills the property to the sidewalk to the south and the alley to the west. The building has not been elevated or otherwise altered for flood protection.

511-519 Eighth Street was built circa 1921, a date that is confirmed by its appearance in aerial photography between 1920 and 1933 and the listing of businesses at this address by 1922 (NERT 1920, 1931, 1933; Boyd 1922). The building was constructed as a rectangular-plan, wood-frame building with storefronts on the first story and apartments on the second story (Sanborn Map Company 1937). According to the 1922 Ocean City Directory, several people lived and worked in the building: John J. Foster worked as a real estate agent at 511 Eighth Street, and Harold S. Paris operated an unnamed business at the same address. American Alliance, the Fire & Marine Underwriters and Milwaukee Mechanics also listed 511 Eighth Street, suggesting Foster also sold insurance. Samuel B. Souder worked as an electrician from 513 Eighth Street while architect L. Leslie listed 515 Eighth Street. Clare M. Lear lived at 517 Eighth Street with Evan E. and Anna D. Lear.
owners of Lear Wall Paper Company. In 2018, this building housed a series of boutique shops: La Autentica (511 Eighth Street), Versailles (515 Eighth Street), Avon (517 Eighth Street) and Beach Candy (519 Eighth Street). The Spanish Revival style, which commonly uses stucco on asymmetrical facades and red tiles on low-pitched roofs, began as architects during the 1910s turned to the architectural styles found in Spain. The style’s popularity grew on the West Coast and in Florida and peaked between the 1920s and 1930s. Spanish Revival-style residential architecture is not common in the Ocean City Residential Historic District, but it is found in other locations in the city and is more common as commercial architecture.

511-519 Eighth Street was built circa 1921 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by a historic aerial photograph of 1933 and a Sanborn map of 1937. It also retains a historically appropriate fenestration pattern, although most window sashes have been replaced. Visible exterior fabric above the second story is possible original but the first-story storefront is un-original material and likely dates to the 1980s. The building retains integrity of design, setting, location, feeling and association and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Eighth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.

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(See Continuation Sheet for Maps)

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey  
**Surveyor:** Eryn Boyce and Rachel Craft  
**Organization:** Hunter Research, Inc.
Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Additional Information:
Demolished: NO
Notes: 517-519 8th St., Versailles & Ideal Hairstyling and Barber changed to 511-519 Eighth St. based on field verification.

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
- 0 Building
- 0 Bridge
- 0 Structure
- 0 Landscape
- 0 Object
- 0 Industry

Historic District? ✔
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐
ConversionNote: 123
Date form completed: 5/31/2018
Photograph 2: Oblique view of 511-519 Eighth Street next to St. Peter’s United Methodist Church, view looking northeast.
Ocean City Architectural Survey
Block 706, Lot 17
511-519 Eighth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection  
Historic Preservation Office

**PROPERTY REPORT**

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**Description:**

This 2.5-story with raised basement, 3-bay, irregular-plan, Second Empire-style building was constructed in 1905 according to the website associated with the building. Its mansard roof, which extends over the two leftmost bays, features gabled single-bay dormers and is clad in replacement asphalt fishscale shingles. The rightmost bay is located under a flat roof portion of the building. The upper and lower rooflines feature a classicized cornice. The remainder of the building is covered with replacement vinyl shingles. The front elevation is dominated by a 2-story, full-width porch that is supported by large square Doric columns on the second story and decorated with brackets along the roofline. The second-story porch is enclosed with replacement vinyl spindles and with a replacement wood rail. The second-story porch shields replacement sliding glass doors and a diamond-shaped window in the middle bay. The first-story porch is supported by paired square Doric columns and is enclosed by a low shingled parapet that is an extension of the basement façade. The first-story porch shields a 1-story, 3-sided bay window in the leftmost bay, a replacement partially glazed and paneled door in the middle bay, and a replacement sliding glass door with sidelights in the rightmost bay. Windows are 1/1 replacements with faux muntins to give the appearance of 9/1 and 4/4 sash, and have replacement vinyl lintels, casings, and sills. Windows are also paired and tripled throughout the dwelling. There is a replacement frieze board between the first story and the full-height basement, which serves as a commercial space. The basement features large multi-paned windows in the left and right bays with a replacement glazed door in the middle bay. Tilework along the front façade of the basement reads “Varsity Inn,” which was the common name of the building in 2018. There is a replacement staircase on the west (side) elevation of the building that provides access to the first and second stories. The property fills the property to the sidewalk along the front.
(south) elevation and the alley along the east (side) elevation. The building has not been elevated or otherwise altered for flood protection.

605 Eighth Street was built in 1905, a date that is confirmed by its appearance on historic maps by 1909 (Varsity Inn 2018; Sanborn Map Company 1909). It was constructed as an irregular-plan, wood-frame dwelling with a full-width porch. On the 1909 Sanborn fire insurance map, the building is labeled as a boarding house. The flat-roof extension of the building appears to be original due to its presence on the 1909 map. On the 1937 Sanborn map, the building is labeled with a brick-lined foundation, and the porch had been terminated just past the rectangular bay on the front elevation. According to the 1921 Ocean City Directory, Patrick and Mary McNulty and Joseph Phillips lived at 605 Eighth Street. None of these residents listed occupations. The building is labeled the Florida Inn on the 1937 Sanborn map. According to the inn’s website, the building served as a “Methodist retreat, a one room schoolhouse, and a private residence” before World War II. The building became the Varsity Inn when it was purchased by the Symonds family in 1969. The building is a late example of the Second Empire style, which reached its peak popularity in the United States between 1860 and 1880. This building style, which was inspired by the architecture of France’s Second Empire, had fallen from popularity and largely disappeared by the end of the 19th century. Although not widespread within the Ocean City Residential Historic District, several examples of the Second Empire style dating from the 1880s to the 1900s appear within the district. This demonstrates the continuing popularity of the Second Empire style within Ocean City at the turn of the century.

605 Eighth Street was built in 1905 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot less than two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn map of 1909. It also retains a historically appropriate fenestration pattern, although most window sashes have been replaced. The basement’s function as a commercial space is likely not an original function of the building. Visible exterior fabric is almost entirely replacement materials. The building retains integrity of design, setting, location, feeling and association and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Eighth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.

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Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 758620410
Cain, Tim Peck's Beach: A Pictorial History of Ocean City, New Jersey 1988
Esposito, Frank J. and Robert J. Images of America: Ocean City, New Jersey, Volume II 1998
McLaughlin, Mark Ocean City, NJ 1999
Miller, Fred Ocean City: America's Greatest Family Resort 2003
Miller, Fred and Susan Legendary Locals of Ocean City, New Jersey 2011
Miller, Fred Images of America: Ocean City, 1950-1980 2006
Miller, Fred and Susan Images of America: Ocean City's Historic Hotels 2014
Nationwide Environmental Title Research Historic Aerials of Ocean City, New Jersey, 1920-2015 2018
Ocean City Div. of Planning & Development Historic District Survey Forms 1991
Rush, Mary Townsend Ocean City Guide Book and Directory 1893
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Rush, Mary Townsend Ocean City Guide Book and Directory 1894
Sanborn Map Company Ocean City, Cape May County, New Jersey 1909
Sanborn Map Company Insurance Maps of New Jersey Coast, New Jersey 1937
Sanborn Map Company Ocean City 1923
Sanborn Map Company Insurance Maps of the New Jersey Coast 1890
Taylor, Frank H Ocean City, NJ 1903
Varsity Inn Varsity Inn, online at varsityinnocnj.com

Additional Information:
Demolished: NO
Notes:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:

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

Historic District? ☑
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 374

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 758620410
Ocean City Architectural Survey
Block 705, Lot 2
605 Eighth St. (Varsity Inn)
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 612 Eighth St.
Address: 612 Eighth ST
Ownership: Private
Apartment #:
ZIP: 08226

Property Location(s):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 804
Block: 10
Lot:

Property Photo:

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

Description:
This 2-story, 2-bay, vernacular, rectangular-plan, commercial building was constructed circa 1930. It has an asphalt shingle-clad hipped roof with overhanging eaves. There is an interior stuccoed chimney located on the west elevation of the roof's slope. The remainder of the building is clad with replacement Hardie board shingles. A 3-sided bay window slightly overhangs the first story and is shielded by the eaves of the roof. The first story features a picture window in the left bay and the primary entrance in the right bay. The entryway is a partially glazed and paneled door covered with a storm door. The first story serves as a commercial space, while the second story appears to have a residential function. Windows are 1/1 vinyl replacement sashes and are surrounded by replacement vinyl lintels, casings and sills. An elevated, second-story, wood porch is located on east elevation of the building and rests against the neighboring building. The front portion of the porch is open, while the rear portion is shielded by a shed roof. The building rests on a concrete foundation and is situated at the front of the lot with a parking lot filling the rear of the lot. The building has not been elevated or otherwise altered for flood protection.

According to historic aerial photographs and historic maps, 612 Eighth Street was constructed circa 1930 (NETR 1920, 1931, 1933; Sanborn Map Company 1937). The building first appears as a 2-story, wood-fame, rectangular-plan building with an auto garage on the first story. The building was connected to a non-extant dwelling on the neighboring lot.

612 Eighth Street is located on a rectangular lot within the street grid approximately two blocks south of the camp meeting park. The
The building retains its historic orientation, form and massing. The building no longer serves its historic function as a partial garage. Modern replacement materials are present throughout the entirety of the building. Alterations have impacted the dwelling’s integrity of design, materials and workmanship. The building has no individually distinguishing historic or architectural features.

**Setting:**
The property is presently located outside and approximately 56 feet northeast of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which incorporates buildings cattycorner across the alley from the property but facing away onto Wesley Avenue. It is located outside but immediately adjacent to the southern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley and Eighth Street. The building is oriented to Eighth Street. The property is judged to not be within an area of potential boundary expansion due to alterations that create a loss of historic character and the commercial functionality of the building. There is insufficient historical continuity along Eighth Street east of Wesley Avenue to incorporate the remainder of this block in an expanded district. This survey in 2018 concurs with prior surveys in 1993 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Eighth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. Eighth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and sparse street trees. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.
Miller, Fred and Susan  Legendary Locals of Ocean City, New Jersey  2011
Miller, Fred  Images of America: Ocean City, 1950-1980  2006
Miller, Fred and Susan  Images of America: Ocean City's Historic Hotels  2014
Nationwide Environmental Title Research  Historic Aerials of Ocean City, New Jersey, 1920-2015  2018
Ocean City Div. of Planning & Development  Historic District Survey Forms  1991
Rush, Mary Townsend  Ocean City Guide Book and Directory  1895
Rush, Mary Townsend  Ocean City Guide Book and Directory  1893
Rush, Mary Townsend  Ocean City Guide Book and Directory  1894
Rush, Mary Townsend  Ocean City Guide Book and Directory  1892
Sanborn Map Company  Insurance Maps of New Jersey Coast, New Jersey  1937
Sanborn Map Company  Ocean City  1923
Sanborn Map Company  Insurance Maps of the New Jersey Coast  1890
Sanborn Map Company  Ocean City, Cape May County, New Jersey  1909
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
  0 Building  0 Bridge
  0 Structure  0 Landscape
  0 Object  0 Industry

Historic District ? ☐
  District Name:  not applicable
  Status:  

Associated Archeological Site/Deposits? ☐
  (known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐  ConversionNote:  140

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 804, Lot 10
612 Eighth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2-story, 7-bay, vernacular, rectangular-plan, commercial building was altered to its current form between 1970 and 1987. While its façade gives the appearance of a flat roof, the building has a lower hipped roof connected to a higher, front-gabled roof with a diagonal roof. The roof’s multiple pieces are clad in asphalt shingles. The front (north) façade consists of a stuccoed wall with a classicized cornice. Decoration includes two faux gables over a faux shed roof, all of which are clad in asphalt shingles and supported by brackets. The second story features tripled replacement 1/1 window sashes in the left and right bays that have faux metal balconies. The sign for the commercial entity occupying the building is located between the sets of widows. A flat overhang shields the first story. The first story has replacement rectangular glazed doors in the left and right bays. An arched picture window is located next to the left door. The remaining bays on the first story house paired arched and glazed double doors with faux muntins, each of which is between round Doric pilasters. The building’s foundation is not visible. The building is situated at the front of the lot with a parking lot filling the rear of the lot. The building has not been elevated or otherwise altered for flood protection.

According to historic aerial photographs and historic maps, the two buildings that comprise what is now 614-620 Eighth Street were constructed circa 1915 and circa 1925 (NETR 1920, 1931, 1933; Sanborn Map Company 1937). The eastern portion of the building is formed by the circa 1915 front-gabled, rectangular-plan building that functioned as a storefront. The western portion of the building is formed by the circa 1925 hipped-roof, rectangular-plan dwelling located on the neighboring lot. The façade that currently joins the two
buildings was added between 1970 and 1987 (NETR 1970, 1987). Because the later hipped-roof building was set slightly farther back than the neighboring building, infilling was added to make the façades flush, and a diagonal connecting section was added between the roofs.

614-620 Eighth Street is located on a rectangular lot within the street grid approximately two blocks south of the camp meeting park. The building retains its historic orientation, but its form and massing have been heavily altered due to the joining of the two buildings that comprise its structure. Modern replacement materials are present throughout the entirety of the building. Alterations have impacted the dwelling’s integrity of design, materials and workmanship, and the property is judged to not have individual architectural or historical significance.

Setting:
The property is presently located outside and approximately 70 feet east and 50 feet south of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and is located outside but immediately adjacent to the southern boundary of the local Ocean City Historic District (1/28/1993), which is formed by Eighth Street. The building is oriented to Eighth Street. The property is judged to not be within an area of potential boundary expansion due to alterations that create a loss of historic character and the commercial functionality of the building. There is insufficient historical continuity along Eighth Street to incorporate the remainder of this block in an expanded district. This survey in 2018 concurs with prior surveys in 1993 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Eighth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. Eighth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and sparse street trees. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -1800396637
Robert J. McLaughlin, Mark Ocean City, NJ 1999
Miller, Fred Images of America: Ocean City, 1950-1980 2006
Miller, Fred and Susan Images of America: Ocean City's Historic Hotels 2014
Miller, Fred Ocean City: America's Greatest Family Resort 2003
Miller, Fred and Susan Legendary Locals of Ocean City, New Jersey 2011
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Sanborn Map Company Insurance Maps of New Jersey Coast, New Jersey 1937
Sanborn Map Company Ocean City, Cape May County, New Jersey 1909
Sanborn Map Company Insurance Maps of the New Jersey Coast 1890
Sanborn Map Company Ocean City 1923
Taylor, Frank H Ocean City, NJ 1903

Additional Information:
Demolished: NO
Notes: 618 Eighth Street was changed to 614-620 Eighth Street based on fieldwork verification.

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry
Historic District? ☐
District Name: not applicable
Status:
Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 90
Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft (Primary Contact)
Organization: Hunter Research, Inc.
Description:
This 3-story with raised basement, 8-bay, vinyl-clad, rectangular-plan, commercial building was constructed as a hotel circa 1900 and still functions as an inn with storefronts at street level. The building is located at the northwest corner of Eighth Street and Ocean Avenue with its long front façade facing south (Eighth Street). The building has a flat roof with overhanging cornice. Engaged three-story towers project from the second and seventh bays, and a historic photograph indicates the easternmost tower was once capped by a circular-plan open observation deck with conical roof and flagpole. Today, the tower on the west (left) side is slightly higher than the tower on the east (right) side of the front elevation. The second and third stories have replacement 1/1 windows, singly and in pairs, with replacement casings and sills. Windows are paired on the front façade, except for the windows within the towers. The third-story windows in the towers are situated under pediments that were an original feature to the building. The first story is dominated by a porch that wraps around the front (south) and side (east) elevations. An arcade seen under the second story on the front elevation and projects from the side (east) elevation. The porch’s arcade is formed by wide circular-headed openings that originally extended to street level but the basement level has since been in-filled with storefronts. A portion of the porch in the northeastern corner of the building is entirely enclosed. The storefronts that enclose the basement level are covered by non-original brick siding. Each retail have modern glazed metal doors and a large single-pane display windows under 3-light transoms. A parking lot is located beside the west (side) elevation (the former location of another hotel) and along the rear elevation. The building has not been elevated or otherwise altered for flood protection.
617 Eighth Street was built circa 1900 as a row of three nearly identical hotels known as the St. George, the St. Charles and the Sterling. A photograph of 1911 (Photograph 3) shows the original appearance, which was Late Renaissance Revival style. By 1922, the St. Charles and the Sterling (the two easternmost units) had been combined and restyled as the Hotel La Monte circa 1921 (Sanborn Map Company 1909; NETR 1920, 1931, 1933; Boyd 1922). An undated photograph advertising "the New Hotel La Monte" shows how the basement level was converted to storefronts, and the circular observation tower and hotels' separate entrances removed. The third westernmost unit, the St. George, later known as the Beverly, was demolished between 1970 and 1987 to make way for the parking lot now to the west of the building (Sanborn Map Company 1937; NETR 1970, 1987). According to the 1922 Ocean City Directory, John Berkheimer worked at the Hotel La Monte as a painter, and William Ireton worked there as a bookkeeper. According to previous surveys, the building was known as the Sandaway Bed and Breakfast (Ocean City Division of Planning & Development 1993; Bzdak 2001). In 2018, the building operated as the Blue Water Inn. This building draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1950s, though it does not exhibit a clear style of its own. It retains some of the Italianate features originally found in the St. Charles and The Sterling hotels, though those characteristics have been greatly altered.

617 Eighth Street is located on a rectangular lot less than two blocks south of the camp meeting. The hotel retains its historic orientation, form and massing as documented by historic aerial photograph of 1933 and a Sanborn fire insurance map of 1937, with the major exception of having lost circa 1970-1987 the westernmost bays that constituted the St. George hotel. It also retains a historically appropriate fenestration pattern, although most window sashes have been replaced. The storefronts, while not original to the building, had been added by the early 1920s within the Ocean City Residential Historic District's recommended updated 1879 to 1956 period of significance. Visible exterior fabric is almost entirely replacement materials. The building retains sufficient integrity of setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Eighth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.

Ocean Avenue is one of the district’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Wesley Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between Fifth and Sixth Streets.

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Sanborn Map Company Ocean City 1923
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Ocean City, NJ 1903

Additional Information:
Demolished: NO
Notes:
More Research Needed? ☑ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
Building 0  Bridge 0
Structure 0  Landscape 0
Object 0  Industry 0

Historic District? ☑
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? ☑
(known or potential sites. If Yes, please describe briefly)

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 825214215
Photograph 2: The Blue Water Inn at 617 Eighth Street, view looking north.
Photograph 3: The Sterling, the St. Charles, and St. George in 1911 along Eighth Street (Source: West Jersey History Project).
Photograph 4: The New Hotel La Monte at Ocean Avenue and Eighth Street, no date (Source: West Jersey History Project).
Ocean City Architectural Survey
Block 705, Lot 17
617 Eighth St. (Blue Water Inn)
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
This property (Block 704, Lot 10) contains three similar dwellings (Units A, B and C). The houses were constructed circa 2016.

Unit A (pictured above)

This 3-story with raised basement, 3-bay, post-modern multi-family dwelling was constructed circa 2016. The dwelling has a hipped-roof bay the projects from its side-gabled roof, both of which are clad with asphalt shingles. The remainder of the dwelling is clad in a mixture of vinyl siding and shingles. The front (south) elevation features a 3-story porch. A vinyl staircase with a quarter turn leads to the first-floor entry. Windows are 2/1 vinyl sash with faux muntins. Sliding glass doors with faux muntins provide access to the porches on the second and third stories. The west (side) elevation has a recessed entry with a partially glazed and paneled door and three garages in the full-height basement. The dwelling rests on a stuccoed foundation and is situated in the northeastern corner of the lot.

Unit B

This 3-story with raised basement, 3-bay, post-modern multi-family dwelling was constructed circa 2016. The dwelling has a hipped-roof bay the projects from its side-gabled roof, both of which are clad with asphalt shingles. The remainder of the dwelling is clad in a mixture of vinyl siding and shingles. The front (south) elevation features a 3-story porch. A vinyl staircase with a quarter turn leads to the first-floor entry. Windows are 2/1 vinyl sash with faux muntins. Sliding glass doors with faux muntins provide access to the porches on the second and third stories. The west (side) elevation has a recessed entry with a partially glazed and paneled door and three garages in the full-height basement. The dwelling rests on a stuccoed foundation and is situated in the northeastern corner of the lot.
siding and shingles. The front (west) elevation features a 3-story porch. A double-sided vinyl staircase with a quarter turn leads to the first-floor entry. Windows are 2/1 vinyl sash with faux muntins. Sliding glass doors with faux muntins provide access to the porches on the second and third stories. The west (side) elevation has a partially glazed and paneled door in the full-height basement. Garage doors are located on the south and east elevations of the full-height basement. The dwelling rests on a stuccoed foundation and is situated in the northwestern corner of the lot and faces Ocean Avenue.

Unit C

This 3-story with raised, 3-bay, post-modern multi-family dwelling was constructed circa 2016. The dwelling has a hipped-roof bay the projects from its side-gabled roof, both of which are clad with asphalt shingles. The remainder of the dwelling is clad in a mixture of vinyl siding and shingles. The front (south) elevation features a 3-story porch. A double-sided vinyl staircase with a quarter turn leads to the first-floor entry. Windows are 2/1 vinyl sash with faux muntins. Sliding glass doors with faux muntins provide access to the porches on the second and third stories. The west (side) elevation has a partially glazed and paneled door in the full-height basement. Garage doors are located on the north elevation of the full-height basement. The dwelling rests on a stuccoed foundation and is situated in the southwestern corner of the lot and faces Eighth Street.

According to historic aerial photography, the houses at 701 Eighth Street were constructed circa 2016 (NETR 2015, Google Maps 2017). The houses replaced the Ocean City Plaza Hotel, which was formerly named The Bellevue Hotel. The Bellevue Hotel was constructed in 1908 and was demolished in 2012 (Watson and Procida 2012).

701 Eighth Street is located on a polygonal lot at the corner of Ocean Avenue and Eighth Street approximately two blocks south of the camp meeting park. The houses on the lot were constructed circa 2016 and are less than 50 years of age at the time of this survey. The property is currently located within the boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by southeast corner of Ocean Avenue and Eighth Street, however, it is immediately adjacent to but outside of the boundaries of the local Ocean City Historic District (1/28/1993). The property was previously included in the national/state district boundaries because of the Bellevue Hotel, which has since been demolished. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because the three dwellings postdate the recommended updated period of significance (1879-1956) and are located in an area at the very edge of the district in an area that has a mixed commercial character that is distinguishable from the dominant pre-1956 residential character of the district. Not only are the new buildings of relatively recent construction, they are oriented to the streets in such a way that they break up the continuity of the historic streetscapes.

Setting:

701 Eighth Street is located at the corner of Ocean Avenue and Eighth Street. Ocean Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The buildings along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, the predominantly residential buildings are between 1.5 and 2.5 stories with few rising higher than the tree lines and with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. At Eighth Street, Ocean Avenue gradually becomes more commercial, with commercial buildings and large hotels/motels and condominium buildings increasingly interrupting the visual continuity of a residential neighborhood.

Eighth Street is one of the streets that run approximately east-west through the study area and connecting it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.
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Additional Information:

Demolished: YES
Notes: 701 Eighth Street (Ocean City Plaza Hotel) changed to 701 Eighth Street based on field verification.

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Recommend boundary revision to exclude 701 Eighth Street.

More Research Needed? ☑ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
- 0 Building
- 0 Structure
- 0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☑
District Name: not applicable
Status:

Associated Archeological Site/Deposits? ☑
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☑
ConversionNote: 231

Date form completed: 5/31/2018
Photograph 2: View of the front (west) elevation of Unit B at 701 Eighth Street. View looking east.
Photograph 3: Oblique view showing south and east elevations of Unit C at 701 Eighth Street. View looking northwest.
The period dwelling at 707 Eighth Street (Block 704/Lot 11) was demolished between 1963 and 1970 according to historic aerial photography. The property was converted into a surface parking lot for the Forum Motor Inn, located across Eighth Street.

Setting:
The property is presently located outside of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), the boundary of which is marked by the neighboring lot to the west on the corner of Ocean Avenue and Eighth Street. The parking lot is also presently located outside the boundaries of the local Ocean City Historic District (1/28/1993), which follows the east side of Ocean Avenue. This survey in 2018 concurs with prior surveys in 1993 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district due to the demolition to create surface parking. According to the Sanborn maps of 1909 and 1937, the parking lot occupies an area once occupied by the Francesca Apartments building, and later the Adams Apartments building. Demolition has created a large void in the historic fabric of Eighth Street’s north side, east of Ocean Avenue.

Eighth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height
from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.

Registration and Status Dates:

National Historic Landmark?: □

SHPO Opinion:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey? □

Is this Property an identifiable farm or former farm? □

Location Map:

Site Map:

(See Continuation Sheet for Maps)

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Taylor, Frank H  Ocean City, NJ  1903

Additional Information:

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District?  □

District Name:  not applicable

Status:

Associated Archeological Site/Deposits?  □

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

Conversion Problem?  □  ConversionNote:  Null

Date form completed:  10/18/2018
Ocean City Architectural Survey
Block 704, Lot 11
707 Eighth Street
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
This 3-story, 3-bay, rectangular-plan, brick mixed-use commercial building was constructed in 1912. It has a flat roof with a thick copper, classicized cornice and frieze. Windows are 1/1 and sliding vinyl replacement sashes. Below the 1/1 windows on the second and third stories are faux metal balconies. The windows are framed by bands of brickwork and corner tilework, encompassing the separate bays over the second and third stories. The first story, which housed a restaurant in 2018, has a non-original stuccoed exterior. The left bay contains tripled fixed windows surrounded by wood paneling. The center-hall entry is surmounted by a pediment in the stucco, and houses a paneled wood door with two lights at the top. The right bay houses the same fixed windows with paneling as the left bay, though there is a non-original glazed and paneled entryway to the restaurant area to the right. The east (side) elevation is covered with replacement aluminum siding above the first story stucco, and the entirety of the west (side) elevation is covered with brick.

According to tax records, 715 Eighth Street was constructed in 1912. A review of historic maps and aerial photographs confirms this date of construction, with the building first appearing on an aerial dating to 1920 (NETR 1920). It was originally constructed as a duplex and served an office space and a storefront (Sanborn Map Company 1937).

The building is an individually undistinguished example of early- to mid-20th-century vernacular commercial architecture with a moderate degree of alteration to exterior fabric, particularly the first-floor exterior finish and fenestration. It has no known associations with significant...
Setting:
The property is presently located outside and approximately 60 feet east of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and is located approximately 143 feet east and outside of the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the east side of Ocean Avenue. The building currently neighbors a surface parking lot, and is located across the street from the Forum Motor Inn, which post-dates the recommended updated period of significance (1879-1956). The building is separated from the historic district by three newly constructed high-rise houses on the former Ocean City Plaza Hotel property at the northeast corner of Ocean Avenue and Eighth Street. The property is judged to not be within an area of potential boundary expansion of the residential historic district due to the disruption in historic continuity and commercial character of other properties along Eighth Street. This survey in 2018 concurs with prior surveys in 1993 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Eighth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. East of Wesley Avenue, Eighth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.

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- **Demolished:** NO
- **Survey:** CAP GB 70 v2: Contributing to H.D. (1/1/1990)
- **Notes:**
  - More Research Needed? ☐ (checked=Yes)

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#### Historic District?
- [ ]

#### District Name:
- not applicable

#### Status:

- [ ]

#### Associated Archeological Site/Deposits?
- [ ]
  - (known or potential sites. If Yes, please describe briefly)

### Conversion Problem?
- [ ]

#### Conversion Note:
- 290

#### Date Form Completed:
- 5/31/2018
Ocean City Architectural Survey
Block 704, Lot 12
715 Eighth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

**PROPERTY REPORT**

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**Property Photo:**

![Property Photo](image-url)

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

**Description:**
This property (Block 407/Lots 1 and 2) contains two structures, both of which were built during the 1880s. The dwelling is located at the front of the property on Fifth Street, and the outbuilding (left of photo, in background) is located at the rear of the property. Both buildings are contributing resources.

**Dwelling:**
This 2.5-story, 3-bay, vernacular, L-shaped, wood-frame dwelling was constructed in the 1880s with Gothic Revival influences. It has an asphalt-shingle, cross-gable roof with moderately overhanging eaves above a classicized vinyl cornice and boxed eaves and is clad with what appears to be modern fiber cement clapboards. The windows contain replacement double-hung 1/1 vinyl sash, some of which feature faux 6/1 muntins, and a replacement stained glass window is located on the second story of the cross gable on the west elevation. The original lancet window at the attic-level on the front elevation has been replaced with a double-hung 1/1 vinyl window. All windows have plain sills, casings and lintels and molded crowns, and the oval window features four faux keystones. A porch spans the front elevation at the first story and wraps around the west elevation, terminating at the cross gable. It has a hip roof supported by square Doric columns. The porch shields the side-hall front entry, which is recessed in the cross gable on the west elevation and contains a replacement glazing...
and paneled wood door. A stuccoed foundation supports the dwelling. The dwelling is located a short distance from the sidewalk and has a small front yard landscaped with a lawn and bushes and decorative plants set in mulched beds. A vinyl picket fence encloses the front yard. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 409 Fifth Street was constructed in the 1880s. A review of historic maps confirms this date of construction, with the building first appearing on a Sanborn fire insurance map of 1890 as a 2-story, L-shaped, wood-frame dwelling with a wraparound porch and 1-story rear wings (Sanborn Map Company 1890). According to the 1892 Ocean City Directory, Mrs. A.W. Raney occupied the dwelling. Mrs. Raney was also a resident of Frankford, Pennsylvania. The dwelling is one of the oldest extant buildings in Ocean City and is an example of the vernacular Gothic Revival style. Popularized in the mid-19th century by Andrew Jackson Downing and Alexander Jackson Davis, the Gothic Revival style emphasized multiple gables and wide porches. This building style had fallen from popularity and largely disappeared by the end of the 19th century, though it experienced a brief resurgence in the 1870s due to the writings of John Ruskin. Although not widespread within the Ocean City Residential Historic District, a few examples of the Gothic Revival style dating from the 1880s appear within the district. This demonstrates the continuing popularity of the Gothic Revival style within Ocean City.

409 Fifth Street was built in the 1880s during the Ocean City Residential Historic District's period of significance. It occupies a prominent position within the district directly across from the Ocean City Tabernacle and former camp meeting grounds. It retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1890. The fenestration pattern has been altered on the front elevation with the replacement of the original lancet window at the attic level and the insertion of an oval window at the second-story of the cross gable. In addition, the window sashes have been replaced. Visible exterior fabric is entirely modern replacement materials and any original Gothic Revival decorative details have been removed or covered over, but the dwelling retains its original wraparound porch. The building has diminishment of integrity of materials and workmanship, but it retains sufficient integrity of design, location, setting, feeling and association to be rated a contributing resource.

Outbuilding

This 1-story, 2-bay, vernacular, wood-frame outbuilding was constructed in the 1880s. It has an asphalt-shingle, side-gable roof and is clad with what appears to be modern fiber cement clapboards. The windows contain replacement double-hung 1/1 vinyl sash with plain sills, lintels and casings and molded crowns. A 1-story, 2-bay hipped roof addition or entry vestibule extends from the east elevation. An entry containing a glazed door featuring faux muntins is located on the front elevation of the addition. The outbuilding's foundation was not observed.

The outbuilding was constructed in the 1880s at the same time as the dwelling. It first appears on a Sanborn fire insurance map of 1890, which depicts it as a 1-story, rectangular, wood-frame building but does not identify its purpose. The side addition was constructed between 1909 and 1937 (Sanborn Map Company 1909, 1937). A Sanborn fire insurance map of 1937 labels the building as a dwelling and identifies it as 407 Fifth Street, which may indicate that the addition to the side elevation was constructed to enable the outbuilding to be used as a dwelling (Sanborn Map Company 1937). According to the 1948 Ocean City Directory, Joseph R. and Ruth E. Parks occupied the building. Joseph R. Parks worked as a roofer for the Independent Roofing Company. It is unclear what function the outbuilding currently serves.

The outbuilding was constructed in the 1880s during the Ocean City Residential Historic District's period of significance. It largely retains its original orientation, form and massing as documented by a Sanborn fire insurance map of 1890. Although an addition to the west elevation expanded the size of the outbuilding between 1909 and 1937, this addition was constructed during the period of significance of the Ocean City Residential Historic District. The original form of the outbuilding is still visible. The outbuilding also retains a historically appropriate fenestration pattern, though the window sashes have been replaced. Visible exterior fabric is entirely modern replacement materials, and any original ornamentation has been removed or covered over. The outbuilding has diminishment of integrity of materials and workmanship, but it possesses sufficient integrity of design, location, setting, feeling and association to be rated a contributing resource.

Setting:

The property is presently located outside but immediately adjacent to the northwestern boundary of the Ocean City Residential Historic District (SR 1/15/2003; NR 3/20/2003) and the local Ocean City Historic District (1/28/1993), which is formed by the alley that connects Fourth Street and Fifth Street between Asbury Avenue and Central Avenue. The house is located at the northwest corner of the alley and Fifth Street directly across from the Ocean City Tabernacle and is oriented to Fifth Street. The property is judged to be within an area of potential boundary expansion due to the fact that it is one of the oldest extant buildings in Ocean City and retains sufficient integrity. The neighboring properties to the east of the alley (411 and 413 Fifth Street) were constructed during the same period as 409 Fifth Street and closely resemble it in orientation, form, massing and style. There is sufficient continuity on the Fifth Street streetscape to incorporate 409 Fifth Street into the district.

The property is located on Fifth Street directly opposite the Ocean City Tabernacle. Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Along with Sixth Street, it frames the original camp meeting grounds laid out as a green space at the center of Ocean City by the Ocean City Association in 1879. Fifth Street is a two-lane asphalt road featuring granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Fifth Street spans the width of the historic

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
district, with the Ocean City Tabernacle and Veterans Memorial Park located between Fifth and Sixth Streets.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register: ☐

New Jersey Register: ☐

SHPO Opinion: ☐

Local Designation: ☐

Determination of Eligibility: ☐

Other Designation: ☐

Certification of Eligibility: ☐

Other Designation Date: [ ]

Eligibility Worksheet included in present survey? ☐

Is this Property an identifiable farm or former farm? ☐

Location Map:

(See Continuation Sheet for Maps)

Site Map:

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**Survey:** CAP GB 70 v2: Contributing to H.D. (1/1/1990)  
**Notes:** 401 changed to 409 Fifth St. based on field verification.

**More Research Needed?** ☐ (checked=Yes)

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**Historic District?** ☑

**District Name:** Ocean City Residential Historic District Expansion  
**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

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

---

**Conversion Problem?** ☐  
**ConversionNote:** 32

**Date form completed:** 5/31/2018
Ocean City Architectural Survey
Block 407, Lot 1 and 2
409 Fifth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
**Property Name:** 411 Fifth St.  
**Address:** 411 Fifth ST  
**ZIP:** 08226  
**Ownership:** Private  
**Property ID:** 1283501423

**PROPERTY LOCATION(S):**

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**Property Photo:**

This 2.5-story, 3-bay, vernacular, gable-front, clapboarded, wood-frame dwelling was constructed in the 1880s with Italianate influences. It has an asphalt-shingle roof with slightly overhanging eaves above a classicized wood cornice. A brick chimney projects from the roof ridge at the rear of the building, and a shed dormer is located on the east elevation. The first- and second-story windows retain double-hung 2/2 wood sash, while the two small arched windows at the attic level hold non-original louvered glass. All windows have wood sills, lintels and casings and molded wood crowns. A full-width porch spans the front elevation at the first story. It has a hip roof supported by square wood columns with molded crowns and decorative S-curve wood brackets in the corners. Access is via a wood staircase with vinyl picket railings. The porch shields a side-hall front entry, which contains the original glazed and paneled wood door under a stained glass transom. The foundation has been covered with concrete. The building is located a short distance from the sidewalk and has a small front yard landscaped with a lawn and bushes and decorative plants set in mulched beds. A vinyl picket fence encloses the front yard. The building has not been elevated or otherwise altered for flood protection.

According to the Ocean City Residential Historic District National Register Nomination Form, 411 Fifth Street was constructed by Reverend Ezra B. Lake during the 1880s (Bzdak 2001), although his primary dwelling place was 435 Wesley Avenue so this house was likely an investment and/or rental property. Reverend Lake was a member of the group of Methodist ministers who formed the Ocean City Association and founded Ocean City in 1879. 411 Fifth Street first appears on a Sanborn fire insurance map of 1890, which depicts it as a

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

**Description:**

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.  
Property ID: 1283501423  
Page 1
2-story, wood-frame dwelling with a full-width porch and 1-story rear wings (Sanborn Map Company 1890). According to the 1892 Ocean City Directory, H.B. Adams occupied the dwelling. Adams worked in real estate and had an office located at the corner of Eighth Street and West Avenue. The dwelling is an example of the vernacular Italianate style, which, like the Gothic Revival, became popular during the mid-19th century due to the influential pattern books published by Andrew Jackson Downing during the 1840s and 1850s. The principal influence of the style in this house are seen in the arched windows with pronounced crowns. The Italianate style had fallen from popularity and largely disappeared by the end of the 19th century. The Italianate style is rare within the Ocean City Residential Historic District, and the few buildings that show Italianate influences were constructed in the 1880s.

411 Fifth Street was built in the 1880s during the Ocean City Residential Historic District’s period of significance. It occupies a prominent position within the district directly across from the Ocean City Tabernacle and former camp meeting grounds. The building possesses integrity of design, materials and workmanship. It retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1890. It also has a historically appropriate fenestration pattern, and the original double-hung 2/2 wood sash survive. Although modern replacement materials, including the asphalt-shingle roof and vinyl porch railings, are present, the majority of the visible exterior fabric, most notably the wood clapboard cladding and porch supports, is either original or historically appropriate replacement materials. Integrity of location, setting, feeling and association are present, and the building is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. The corner of Central Avenue and Fifth Street is an important focal point of the district as it is directly across from the Ocean City Tabernacle and former camp meeting grounds. The wide, two-lane asphalt streets have granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue and Fifth Street span the length and width of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

Registration and Status Dates:
- National Historic Landmark?:  
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- Determination of Eligibility:
- Certification of Eligibility:
- SHPO Opinion:
- Local Designation: 1/28/1993
- Other Designation:
- Other Designation Date:
- Eligibility Worksheet included in present survey? Yes
- Is this Property an identifiable farm or former farm? No

Location Map: Site Map: (See Continuation Sheet for Maps)

BIBLIOGRAPHY:

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<td>1988</td>
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Additional Information:
Demolished: NO
Survey: CAP GB 70 v2: Key-contributing to H.D. (1/1/1990)
Notes: Evaluated contributing in the 2018 update, lacking the high level of integrity and significance needed for key contributing.

More Research Needed? [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District ? [ ]
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ]
ConversionNote: 379
Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 407, Lot 24
411 Fifth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 413 Fifth St.  Ownership: Private
Address: 413 Fifth ST  Apartment #:  ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY  Municipality: Ocean City
Local Place Name: Ocean City  USGS Quad:  Block: 407  Lot: 25

Property Photo:

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

Description:
This 2.5-story, 3-bay, vernacular, gable-front, wood-frame dwelling was constructed in the 1880s with Gothic Revival influences. It has an asphalt-shingle roof with slightly overhanging eaves above a classicized wood cornice. The elevations are clad with unoriginal asbestos shingles. A shed dormer is located on the east (side) elevation, and a 1-story, 3-sided, hexagonal bay topped by a hip roof projects from the east elevation at the first story. The first- and second-story windows contain replacement double-hung 1/1 vinyl sash with faux 2/2 muntins, while the two small Gothic arched windows at the attic level and the windows in the first-story retain their original double-hung 2/2 wood sash. Replacement fixed louvered shutters frame the first- and second-story windows on the front elevation. All windows have wood sills, lintels and casings and molded wood crowns. A full-width porch spans the front elevation at the first story. It has a flat roof supported by square wood columns with scrolled, gouged wood brackets. The porch is enclosed by wood picket railings. Access is via a wood staircase with wood picket railings. The porch shields the side-hall front entry, which contains the original glazed and paneled wood door. A stained glass transom surmounts the door. A concrete-block foundation supports the dwelling. The building is located a short distance from the sidewalk and has a small front yard landscaped with a lawn and bushes and decorative plants set in mulched beds. The building has not been elevated or otherwise altered for flood protection.

According to the Ocean City Residential Historic District National Register Nomination Form, 413 Fifth Street was reportedly constructed by Reverend Ezra B. Lake during the 1880s (Bzdak 2001). Reverend Lake occupied the house at 435 Wesley Avenue, so this house was
likely constructed as an investment and/or rental property. Reverend Lake was a member of the group of Methodist ministers who formed the Ocean City Association and founded Ocean City in 1879. 413 Fifth Street first appears on a Sanborn fire insurance map of 1890, which depicts it as a 2-story, wood-frame dwelling with a full-width porch and 1-story rear wings (Sanborn Map Company 1890). According to the 1892 Ocean City Directory, Mrs. H. Lake occupied the dwelling. The dwelling is an example of the vernacular Gothic Revival style. Popularized in the mid-19th century by Andrew Jackson Downing and Alexander Jackson Davis, the Gothic Revival style emphasized multiple gables, Gothic arch windows and wide porches. This building style had fallen from popularity and largely disappeared by the end of the 19th century, though it experienced a brief resurgence in the 1870s due to the writings of John Ruskin. Although not widespread within the Ocean City Residential Historic District, a few examples of the Gothic Revival style dating from the 1880s appear within the district. This demonstrates the continuing popularity Gothic Revival style within Ocean City.

413 Fifth Street was built in the 1880s during the Ocean City Residential Historic District’s period of significance. It occupies a prominent position within the district directly across from the Ocean City Tabernacle and former camp meeting grounds. It retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1890. It also has a historically appropriate fenestration pattern, though some of the original wood sashes have been replaced. Visible exterior fabric includes replacement exterior materials, including asbestos shingle cladding and an asphalt-shingle roof, resulting in some diminishment of materials and workmanship, but the dwelling also retains its original Gothic Revival-style attic windows with pronounced crowns and full-width porch with decorative brackets. Integrity of design, setting, location, feeling and association are present. The building has the integrity of a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003; NR 3/20/2003), as designated at those dates. It sits directly opposite the Ocean City Tabernacle. Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Along with Sixth Street, it frames the original camp meeting grounds laid out as a green space at the center of Ocean City by the Ocean City Association in 1879. Fifth Street is a two-lane asphalt road featuring granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Fifth Street spans the width of the historic district, with the Ocean City Tabernacle and Veterans Memorial Park located between Fifth and Sixth Streets.

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Sanborn Map Company  
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Survey: ()
Notes:

More Research Needed? (checked=Yes)

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Historic District? [square]

District Name: Ocean City Residential Historic District

Status: Contributing

Associated Archeological Site/Deposits? [square]

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

Conversion Problem? [square]

ConversionNote: 179

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.
Property ID: -1751355763

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 415 Fifth St.  Ownership: Private
Address: 415 Fifth ST  ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY  Municipality: Ocean City  Local Place Name: Ocean City  USGS Quad: 407  Block: 26

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

Description:
This 2.5-story with raised basement, 3-bay, rectangular-plan, wood-frame, vernacular dwelling was constructed prior to 1895, according to a city directory. The dwelling's pedimented front-gabled roof with an enclosing pent eave is clad in non-original asphalt shingles and has a molded wood cornice. There is a brick exterior chimney on the north (rear) elevation. The remainder of the building is covered with wood shingles (second story) and wood clapboard (first story). Windows are varied and include a paired window at the attic level, single windows at the second story, a rectangular bay window on the east (side) elevation of the second story, wide 8/1 windows at the first story, and a 3-sided bay window on the east (side) elevation of the first story. The first story has a wraparound porch with a hipped roof that is supported by wood posts. The porch shields the centered main entry, which features a replacement partially-glazed and paneled door covered by a modern storm door. A vinyl and composite wood staircase on the west (side) elevation leads to the first-story porch. The deck of the porch has been extended toward the street a on the roof of a non-original concrete-block basement addition. The basement addition has narrow sliding windows and a modern garage door on the side. The original foundation material is brick, visible on the side elevations. The rear elevation has a non-original 1-story, hipped roof, enclosed porch with an open deck area that is visible from Central Avenue. The property has small front and side yards with some landscaping. The building has not been elevated or otherwise altered for flood protection.

415 Fifth Street was built between 1890 and 1895 as an L-plan, wood-frame dwelling with a wraparound porch (Rush 1895; Sanborn Map Company 1890, 1909). The dwelling occupies the western corner of the intersection of Central Avenue and Fifth Street, and fronts the

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  Property ID: -1751355763
Surveyor: Eryn Boyce and Rachel Craft  (Primary Contact)
Organization: Hunter Research, Inc.
Ocean City Tabernacle and former camp meeting grounds. According to the 1895 Ocean City Directory, the dwelling was home to W. Birchall, Reverend J. L. Corson and T.E. Shaw. The dwelling’s basement was expanded with a concrete block addition between 1957 and 1963 and serves as a garage (NETR 1957, 1963). This dwelling draws upon several architectural elements such as a front-gabled façade and wraparound porch found within the Ocean City Residential Historic District spanning from the 1880s to the 1950s, though it does not exhibit a clear style of its own.

415 Fifth Street was built between 1890 and 1895 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot directly across from the Ocean City camp meeting grounds. The building retains its historic orientation as documented by a Sanborn map of 1909, but its form and massing have been altered since its construction. It retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is a mixture of historically appropriate materials and modern replacement materials. The building retains integrity of design, setting, location, feeling and association and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. The corner of Central Avenue and Fifth Street is an important focal point of the district as it is directly across from the Ocean City Tabernacle and former camp meeting grounds. The street have wide, two-lane asphalt roadways with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue and Fifth Street span the length and width of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between Fifth and Sixth Streets.
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Sanborn Map Company  Ocean City, Cape May County, New Jersey  1909
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Additional Information:
Demolished: NO
Survey: CAP GB 70 v7: Contributing to H.D. (1/1/1990)
Notes: 438 Central Ave. changed to 415 Fifth St. based on field verification.

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:  Building  Bridge  Structure  Landscape  Object  Industry

Historic District ?  ✔
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  (known or potential sites. If Yes, please describe briefly)  

Conversion Problem?  ConversionNote:  132
Date form completed:  5/31/2018
Property Name: 501 Fifth St.
Address: 501 Fifth St
Ownership: Private
Apartment #: 501
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 406
Block: 1
Lot: 1

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

Description:
This 2.5-story with raised basement, 6-bay, L-plan, wood clapboarded, Second Empire-style former hotel was constructed circa 1900. Its asphalt-clad mansard roof has a cornice with paired brackets. The roof is pierced by single-bay, gabled dormers with decorative vergeboards. A 3-story hexagonal tower is located at the southeast corner. The second story has a thick frieze board under a molded wood cornice. Windows are 1/1 replacement sash with with wood lintels, casings, and sills. Windows appear singly except in a rectangular bay window on the west (side) elevation of the second story. The first story is dominated by a wraparound, wood porch with a shallow-pitched, hipped roof that is supported by fluted Ionic columns on brick piers. The porch is enclosed by wood balustrades with turned spindles. The porch shields the main entry, which features a replacement partially-glazed door with a sidelight to the right surrounded by wood trim. A wide, double-sided, brick staircase with solid brick parapets enclosing the steps and a balustrade at the landing. The building rests on a brick foundation that is partially concealed with a lattice covering. The property has small front and side yards with some landscaping. The building has not been elevated or otherwise altered for flood protection.

501 Fifth Street, originally named "The Piqua," was built circa 1900 according to tax records, a date that is confirmed by the building's appearance on historic maps by 1909 (Sanborn Map Company 1909). Constructed on the corner of Central Avenue and Fifth Street across the street from the campground, this building served as a temporary residence for some of Ocean City's wealthiest visitors (Miller 2003). The building has had other names, including "The Park View," "Hotel Parkside" and "Parkside Bed & Breakfast." According to the 1922
Ocean City Directory, Fannie S. Noble lived at "The Park View." Although originally a hotel, the Piqua is now a condominium. The building is one of two Second Empire-style hotels within the boundaries of the historic district, the other being the Luray Manor, which although now a hotel was originally a single-family dwelling. The Second Empire style reached its peak popularity in the United States between 1860 and 1880. This building style, which was inspired by the architecture of France’s Second Empire, had fallen from popularity and largely disappeared by the end of the 19th century. Although not widespread within the Ocean City Residential Historic District, several examples of the Second Empire style dating from the 1880s to the 1900s appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century.

501 Fifth Street was built circa 1900 during the Ocean City Residential Historic District’s period of significance. Although several of these hotels, including the Luray Hotel (currently the Ark Hotel) at 632 Wesley Avenue, the Scarborough Inn Bed & Breakfast at 720 Ocean Avenue and the Ocean Freeze Hotel at 724 Ocean Avenue survive within the district, many of these buildings have been demolished and replaced by houses (for example the Ocean City Plaza Hotel at 701 Eight Street). As such, 501 Fifth Street is an increasingly rare property type within the district. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is almost entirely historically appropriate materials, though some may have been replaced in-kind (Ocean City Division of Planning & Development 1993). The building retains integrity of design, setting, location, feeling and association and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. The corner of Central Avenue and Fifth Street is an important focal point of the district as it is directly across from the Ocean City Tabernacle and former camp meeting grounds. Fifth Street and Central Avenue are wide, two-lane asphalt streets with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue and Fifth Street span the length and width of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between Fifth and Sixth Streets.

Registration and Status Dates:
- National Historic Landmark?: [ ]
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- Local Designation: 1/28/1993

Determination of Eligibility:
- Certification of Eligibility: [ ]
- Other Designation: [ ]

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. The corner of Central Avenue and Fifth Street is an important focal point of the district as it is directly across from the Ocean City Tabernacle and former camp meeting grounds. Fifth Street and Central Avenue are wide, two-lane asphalt streets with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue and Fifth Street span the length and width of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between Fifth and Sixth Streets.

Location Map: [See Continuation Sheet for Maps]

Site Map:

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Sanborn Map Company  Insurance Maps of the New Jersey Coast 1890
Sanborn Map Company  Ocean City, Cape May County, New Jersey 1909
Taylor, Frank H  Ocean City, NJ 1903

Additional Information:
Demolished: NO
Survey: CAP GB 70 v2: Key-contributing to H.D. (1/1/1990)
Notes: Parkside Hotel property name changed to 501 Fifth St. based on field verification.

501 Fifth Street was evaluated contributing, not key-contributing (Ocean City Division of Planning & Development 1993; Bzdak 2001), in 2018 (Hunter Research, Inc.) due to diminishment of material integrity.

More Research Needed?  

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District?  

District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits?  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  
ConversionNote: 23

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -18175372
Photograph 2: Oblique view of 501 5th Street. View looking northeast.
Photograph 3: View of the east elevation. View looking northwest.
Ocean City Architectural Survey
Block 406, Lot 1
501 Fifth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Proposed Report

Property Name: 515 Fifth St.
Address: 515 Fifth ST
ZIP: 08226
Ownership: Private
Apartment #:

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 406
Block: 21
Lot: 21

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

Property Photo:

Description:

This property (Block 406, Lot 21) at 515 Fifth Street contains two dwellings. The main dwelling (pictured above) was constructed circa 1921. The rear garage/dwelling was constructed circa 1930. Both are contributing resources to the Ocean City Residential Historic District.

Main Dwelling

This 2-story, 3-bay, rectangular-plan, front-gambrel, asbestos-shingled, wood-frame, Dutch Colonial Revival-style dwelling was constructed circa 1921. The dwelling’s front-gambrel, asphalt shingle-clad roof has continuous dormers on both side elevations, a classicized molded wood cornice and a wood-frame attic fanlight in the gambrel peak. There are brick exterior chimneys on the east (side) and north (rear) elevations. The second story features a 1-story, 3-sided bay window under the fanlight in the gambrel. Windows have 1/1 replacement vinyl sashes with wood lintels, casings and sills. The first story has a hipped-roof, full-width, enclosed porch that houses the centered main entry. The porch enclosure and its strip windows do not appear to be original. The porch roofline is interrupted by a single-bay gabled hood with a curved underside over a replacement glazed door with a louvre window. There is a double-sided brick staircase with a quarter turn and metal railing that leads to the main entry. There are two additional entries with brick staircases on the west elevation. The dwelling rests on a brick foundation. The property has small front yard and large side yards with some landscaping. The building has not been elevated or otherwise altered for flood protection.
515 Fifth Street was built circa 1921 as a rectangular-plan, wood-frame dwelling with a full-width porch, according to aerial photography and Sanborn maps (NETR 1920; Sanborn Map Company 1923). The dwelling is an example of the Dutch Colonial Revival style. A subset of the Colonial Revival style, the Dutch Colonial Revival style first appeared in the late 19th century but reached peak popularity during the first half of the 20th century. The Dutch Colonial Revival style, usually distinguished by its gambrel roof form, is relatively rare within the Ocean City Residential Historic District, with most examples dating from the 1920s and the 1930s.

515 Fifth Street was built circa 1921 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot directly across from the Ocean City camp meeting grounds. The building retains its historic orientation, form and massing as documented by a historic aerial photograph from 1920 and a Sanborn map of 1923. It retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is mostly replacement materials, although the asbestos-shingle siding appears to date no later than the 1960s and was likely added when the porch was enclosed. The building retains integrity of design, setting, location, feeling and association and is rated a contributing resource.

Rear Garage/Dwelling

This 2.5-story, rectangular-plan, asbestos-shingled, wood-frame, vernacular, combination garage and dwelling was constructed circa 1930 and is located at the northwest corner of the lot adjacent to the alley. The dwelling has a low-pitched, front-gabled, asphalt shingle-clad roof with overhanging eaves and exposed rafter tails. There is a square window in the gable peak. The front elevation is dominated by a 2-story, full-width, wood porch with an overhanging, hipped roof and exposed rafter tails. The porch is supported by simple wood posts and enclosed with 3-rail-high horizontal railings. The porch shields a door with a Colonial Revival-style 9-pane light with 4-pane sidelights and a molded wood surround, a smaller less elaborate door, and paired louvered windows. There is a wood staircase on the front elevation that has a quarter turn at the porch level. The first story has no entry on the front elevation, but there is a modern garage door toward the rear of the west (side) elevation. The building has not been elevated or otherwise altered for flood protection.

The rear dwelling at 515 Fifth Street was constructed circa 1930 as a rectangular-plan, wood-frame, combination garage and dwelling with a full-width porch, according to historic aerial photography and maps (NETR 1920, 1931, 1933; Sanborn 1923, 1937).

The rear dwelling was built circa 1930 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot directly across from the Ocean City camp meeting grounds. The building retains its historic orientation, form and massing as documented by an aerial photograph from 1933 and a Sanborn map of 1937. It retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is mostly historically appropriate with the exception of window sashes and all doors, except the first-floor main entry. The building retains integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fifth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.
Historic District: Ocean City Residential Historic District

Status: Contributing

Associated Archeological Site/Deposits?

Conversion Problem?  

Date form completed: 5/31/2018
Photograph 2: View of the front (south) elevation of the rear dwelling/garage at 515 Fifth Street. View looking north.
Ocean City Architectural Survey
Block 406, Lot 21
515 Fifth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
**Property Name:** 519 Fifth St. (Reverend William H. Burrell House)  
**Address:** 519 Fifth ST  
**ZIP:** 08226  
**Ownership:** Private  
**Apartment #:**

**PROPERTY LOCATION(S):**

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**Property Photo:**

![Property Photo](image)

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

**Description:**

This property (Block 406/Lot 22) at 519 Fifth Street contains two structures. The dwelling is located at the front of the property on Fifth Street and was constructed circa 1882. The garage is located at the rear of the property, is oriented to Wesley Avenue and was constructed circa 1921. Both are contributing resources.

**Main Dwelling**

This 3-story, 4-bay, asymmetrical, wood-frame dwelling was constructed circa 1882 in the Queen Anne style. It has a complex, irregular roofline comprising a gable-front main block with a 2-story, 5-sided, hexagonal tower topped by a conical hip roof at the southeastern corner and a cross-gambrel rear block. Pent roofs with moderately projecting eaves span the front facing gable and cross gambrels above the second story. A 1-story, 3-sided, hexagonal bay capped by a conical hip roof projects from the central bay of the main block at the second story on the front elevation. It is surmounted by a 1-story, 3-sided, hexagonal balcony, which has a hip roof supported by turned wood posts and turned wood picket railings, at the third story. A shed dormer appears on the west elevation of the main block, and a gabled dormer is located on the east elevation of the main block. The roof is finished with replacement asphalt shingles in a contrasting colors to resemble bands of gray and blue slate. Replacement asbestos shingles cover the main wall surfaces, while patterned wood shingles appear on the central bay and hexagonal tower on the front elevation and at the gable ends. Two stuccoed chimneys topped by clay chimney pots project.
from the roof ridge. The windows contain replacement double-hung 1/1 vinyl sash and feature plain wood sills, lintels and casings and molded crowns. A porch spans the front elevation at the first story and wraps around the side elevations. It has a hip roof, which curves around the side elevations, supported by wood Doric columns and turned wood post railings. Access is via a wood staircase with turned wood post railings. The porch shields the side-hall front entry, which contains the original paired glazed and paneled wood doors. The easternmost bay of the porch has been enclosed. It is surmounted at the second story on the east elevation by a sleeping porch located at the corner formed by the main block and the rear block. A brick foundation supports the dwelling. The dwelling has a small front yard and side yard landscaped with a lawn and bushes and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

519 Fifth Street was built circa 1882 for Reverend William H. Burrell (Miller 2014). If first appears on a Sanborn fire insurance map of 1890, which depicts it as a 2-story, wood-frame dwelling with a full-width porch (Sanborn Map Company 1890). The full-width porch was expanded into a wraparound porch by 1909 (Sanborn Map Company 1909). The dwelling is an example of the popular Queen Anne style, which reached its peak popularity between 1880 and 1910. The Queen Anne style relied on irregular building forms and plans, which often utilized elements characteristic of other styles, such as the gambrel roof, and elaborate ornamentation provided by machine-produced trim, often in the Italianate and Gothic Revival tastes, to create an asymmetrical façade. The Queen Anne style is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

Born circa 1822, Reverend Burrell served as a Methodist minister in Pennsylvania in the mid-19th century. In 1879, he formed the New Brighton Association, which was quickly renamed the Ocean City Association, with Ezra B. Lake, James Lake, Simon Wesley Lake and William B. Wood, all Methodist ministers, and Simon Lake, the father of Ezra B. Lake, James Lake and Simon Wesley Lake. The Ocean City Association purchased Peck’s Beach and established a Christian retreat and resort, which was officially incorporated as Ocean City in 1879. As a member of the Ocean City Association, Reverend Burrell helped to govern Ocean City, and, in 1881 he became the city’s first postmaster (Miller 2003). According to Miller (2003), Reverend Burrell had the mail brought to Ocean City from Linwood and “frequently carried it himself to Sea Isle City and back.” After Ocean City was incorporated as a borough in 1884, which placed responsibility for governing the city in the hands of a civic government instead of the Ocean City Association, Reverend Burrell was elected as a councilman. In addition to residing in Ocean City, Reverend Burrell maintained a permanent residence at 43 Cooper Street, which is no longer extant, in Camden, New Jersey.

While Reverend Burrell owned 519 Fifth Street, it was known as the “marrying house,” because he performed a great number of weddings (Miller 2014). Reverend Burrell was known as the “marrying parson” or “marrying preacher” because he reportedly married hundreds, or even thousands, of couples in the parlor of his house in Camden, when New Jersey law permitted couples from other states to marry without obtaining a license (Friends of Mount Moriah Cemetery 2014). Many of these couples came to New Jersey from Pennsylvania and New York, after each state had passed laws requiring marriage licenses (Scannell 1919). Due to the large number of couples who crossed the Delaware from Pennsylvania to Camden to be married, the city became known as a “Gretna Green” (The Courier Times 1908). Gretna Green is a village in southern Scotland that because of England’s more restrictive marriage laws became a popular marrying spot in the late 18th century. Gretna Green became a term for any location where marrying did not require parental consent or proof of age. This “matrimonial business” proved to be quite lucrative for Reverend Burrell, and he had enough money to retire after the passage of the Lloyd Marriage Law, which required couples to obtain marriage licenses, in 1897 (Trenton Evening Times 1909). A 1909 newspaper article reported, “Not infrequently there would be several pairs in his parlor at the same time waiting their turn to be told they were man and wife” (Trenton Evening Times 1909). During the 1880s and 1890s, Reverend Burrell’s matrimonial business generated scandal and controversy. Newspaper reports document more than one instance in which he married young girls to adult men, and his house in Camden was vandalized on at least one occasion (The Times 1889; Camden Daily Telegram 1894; The Times 1897). Reverend Burrell died at his home in Camden in 1909 and was buried at Mount Moriah Cemetery in Philadelphia (Friends of Mount Moriah Cemetery 2014). After his death, 519 Fifth Street became a guest house known as the Castle Inn and later as a bed-and-breakfast known as the New Brighton Inn (Miller 2014).

519 Fifth Street was built circa 1882 during the Ocean City Residential Historic District’s period of significance for Reverend William H. Burrell, one of the founders of Ocean City. It occupies a prominent position within the district and is located at the corner of Fifth Street and Wesley Avenue directly across from the Ocean City Tabernacle. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance maps of 1890 and 1909 (Sanborn Map Company 1890, 1909). It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Replacement materials, including an asphalt-shingle roof and asbestos shingle cladding, are present on the exterior, but the building retains its pre-1909 wraparound porch, brick foundation and original wood doors. Patterned wood shingles, which are either original or historically appropriate replacements, are also present. The building retains integrity of design, setting, location, feeling and association and is rated a contributing resource.

Garage

This 1-story, 2-bay, gable-front garage was constructed circa 1921. It has an asphalt-shingle roof and is clad with asbestos shingles, which may be original. Access to the interior is via a metal garage door and an additional entry containing a glazed and paneled wood door.

It is estimated that the garage was constructed circa 1921 based on review of historic aerial photographs and maps. The garage does not appear on an aerial dating to 1920, and it first appears on a Sanborn fire insurance map of 1923 as a 1-story, concrete-block garage (NETR 1920; Sanborn 1923).
The garage at 519 Fifth Street was constructed circa 1921 during the Ocean City Residential Historic District’s period of significance. It retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1923. Although replacement exterior materials, most notably the asphalt-shingle roof, are present, the visible exterior fabric, including the asbestos shingle cladding, appears to be predominantly original or applied in the 1930s or 1940s at the latest. The building retains integrity of design, setting, location, feeling and association and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NJ 3/20/2003), as designated at those dates. It sits directly opposite the Ocean City Tabernacle. Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Along with Sixth Street, it frames the original camp meeting grounds laid out as a green space at the center of Ocean City by the Ocean City Association in 1879. Fifth Street is a two-lane asphalt road featuring granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Fifth Street spans the width of the historic district, with the Ocean City Tabernacle and Veterans Memorial Park located between Fifth and Sixth Streets.

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**Additional Information:**
- Demolished: NO
- Survey: CAP GB 70 v2: Key-Contributing to H.D. (1/1/1990)
- Notes: 519 5th St. at Wesley changed to 519 Fifth St. based on field verification. Evaluated contributing by the 2018 survey update.

**More Research Needed?** [ ] (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**
- **Attachments Included:**
  - 0 Building
  - 0 Bridge
  - 0 Structure
  - 0 Landscape
  - 0 Object
  - 0 Industry
- **Historic District?** [ ]
  - **District Name:** Ocean City Residential Historic District
  - **Status:** Contributing
- **Associated Archeological Site/Deposits?** [ ]
  - (known or potential sites. If Yes, please describe briefly)
New Jersey Department of Environmental Protection
Historic Preservation Office

ELIGIBILITY WORKSHEET - Properties

History:

Statement of Significance:

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

Justification of Eligibility/Ineligibility:

Total Number of Attachments: 0
List of Element Names:

Narrative Boundary Description:

Date Form Completed: 11/21/2018
Photograph 2: Oblique view of building showing front and side elevation. View looking north.
Photograph 3: View of the garage at the rear of 519 Fifth Street showing the front elevation. View looking northwest.
Photograph 4: 519 Fifth Street, no date. Source: Miller 2014.

Photograph 5: View of Ocean City Tabernacle grounds looking towards Fifth Street showing 519 Fifth Street at the left, no date. Source: Miller 2014
Ocean City Architectural Survey
Block 406, Lot 22
519 Fifth St. (Reverend William H. Burrell House)
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 611-613 Fifth St.  Ownership: Private
Address: 611-613 Fifth St  Apartment #:  ZIP: 08226

PROPERTY LOCATION(S):

County: CAPE_MAY  Municipality: Ocean City  Local Place Name: Ocean City
USGS Quad: 405  Block: 18  Lot:

Property Photo:

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

Description:
This 2-story, 3-bay, gable-front, contemporary duplex was constructed in 1974. It has an asphalt-shingle roof and is clad with replacement vinyl siding at the first and second stories and with replacement vinyl fish-scale shingles at the attic level on the front elevation. The windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds. A 2-story, full-width porch spans the front elevation. It is recessed beneath the main roof block, which is supported by square vinyl posts, and has vinyl picket railings. Access to the first-story porch is via a concrete staircase with metal railings. The porch shields the centered front entry to No. 611, which contains a glazed and paneled door featuring patterned glass. The front entry to No. 613, which occupies the second story, is located on the east elevation and is accessed via a wood staircase with replacement vinyl picket railings. A centered glazed and paneled door grants access to the second-story porch from the interior of the unit. The duplex rests on a concrete-block foundation. The duplex has a small front yard landscaped with raised beds with concrete-block retaining walls and decorative plants and is set a short distance from the sidewalk.


611-613 Fifth Street is non-contributing to the Ocean City Residential Historic District because its 1974 date of construction post-dates the...
Registration and Status Dates:

- National Historic Landmark?: [ ]
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- Local Designation: 1/28/1993
- Other Designation:
- Other Designation Date:

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. It sits directly opposite Veteran’s Memorial Park, which occupies the former camp meeting grounds. Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fifth Street is a two-lane asphalt road featuring granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Fifth Street spans the width of the historic district, with the Ocean City Tabernacle and Veterans Memorial Park located between Fifth and Sixth Streets.

Eligibility Worksheet included in present survey? [ ]

Location Map: Site Map: (See Continuation Sheet for Maps)

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Environmental Title Research
Ocean City Div. of Planning & Development Historic District Survey Forms 1991
Rush, Mary Townsend Ocean City Guide Book and Directory 1892
Rush, Mary Townsend Ocean City Guide Book and Directory 1894
Rush, Mary Townsend Ocean City Guide Book and Directory 1895
Rush, Mary Townsend Ocean City Guide Book and Directory 1893
Sanborn Map Company Insurance Maps of the New Jersey Coast 1890
Sanborn Map Company Ocean City 1923
Sanborn Map Company Ocean City, Cape May County, New Jersey 1909
Sanborn Map Company Insurance Maps of New Jersey Coast, New Jersey 1937
Taylor, Frank H Ocean City, NJ 1903

Additional Information:
Demolished: NO
Notes: Non-contributing in the 2018 survey due to post-significance date of construction.

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District ?
District Name: Ocean City Residential Historic District
Status: Non Contributing

Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 225
Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft (Primary Contact)
Organization: Hunter Research, Inc.
Ocean City Architectural Survey
Block 405, Lot 18
611-613 Fifth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 615 Fifth St.  
Address: 615 Fifth ST  
Apartment #:  
ZIP: 08226

Ownership: Private

County: CAPE_MAY  
Municipality: Ocean City  
Local Place Name: Ocean City  
USGS Quad: 405  
Block: 19

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

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.

Description:
This 2.5-story with raised basement, 3-bay, vernacular, rectangular-plan, wood-frame, vernacular dwelling was constructed circa 1915. It has an asphalt-shingle hip roof with deeply overhanging eaves above a boxed cornice and is clad with asbestos shingles. Hipped dormers appear on the front and west elevations, and a brick chimney projects from the west slope of the roof just below the ridge. A 1-story, 3-sided, hexagonal bay capped by a hip roof extends from the west elevation. The windows contain replacement double-hung 1/1 vinyl sash set in either vinyl or metal surrounds. Fixed paneled shutters frame the first- and second-story windows on the front elevation. A 2-story, full-width porch spans the front elevation. It is recessed beneath the main roof block, which is supported by massive square wood Doric columns. The first-story porch has wood lattice railings, and the second-story porch has wood picket railings. Access to the first-story porch is via a wood staircase with wood lattice railings. The first-story porch shields the centered front entry, which contains a glazed and paneled wood door. Access to the second-story porch from the interior is via a centered glazed and paneled door. The porch projects above a partial-height basement clad with asbestos shingles. A rusticated concrete-block foundation supports the dwelling. The dwelling has a small front yard landscaped with a graveled bed planted with decorative plants and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 615 Fifth Street was constructed circa 1915. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). The 1923 Sanborn fire insurance map depicts it as a 2-story,
rectangular, wood-frame dwelling with a full-width porch. According to the 1937 Ocean City Directory, Roberta W. Husted occupied the dwelling. This dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1930s, though it does not exhibit a clear style of its own.

615 Fifth Street was built circa 1915 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot directly across from the Ocean City camp meeting grounds. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1923. It retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is mostly modern replacement materials, but the dwelling retains its full-width porch and rusticated concrete-block foundation. The dwelling has diminishment of integrity of materials and workmanship, but it retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. It sits directly opposite Veteran’s Memorial Park, which occupies the former camp meeting grounds. Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fifth Street is a two-lane asphalt road featuring granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Fifth Street spans the width of the historic district, with the Ocean City Tabernacle and Veterans Memorial Park located between Fifth and Sixth Streets.

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Eligibility Worksheet included in present survey? No
Is this Property an identifiable farm or former farm? No

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: -1659800416
Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: -1659800416

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? ☑
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐  ConversionNote: 226
Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 405, Lot 19
615 Fifth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property ID: -1072329712
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 617 Fifth St.
Address: 617 Fifth ST
ZIP: 08226
Ownership: Private
Apartment #: 617 Fifth ST

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 405
Block: 20
Lot: 405 20

Description:
This 2.5-story with raised basement, 3-bay, vernacular, rectangular-plan, wood-frame, vernacular dwelling was constructed circa 1915. It has an asphalt-shingle hip roof with deeply overhanging eaves above a boxed cornice and is clad with wood shingles, which are likely replacements. Hipped dormers appear on the front and west (side) elevations, and an unoriginal shed dormer is located on the east (side) elevation. The dormers on the east and west elevations are finished with replacement vinyl siding. A 1-story, 3-sided, hexagonal bay window capped by a hip roof extends from the west elevation. The windows contain replacement double-hung 1/1 vinyl sash featuring faux 6/1, 9/1 and pointed arch muntins. The first- and second-story windows have wood sills, lintels and casings and molded wood crowns. A 2-story, full-width porch spans the front elevation. It is recessed beneath the main roof block, which is supported by massive square wood Doric columns supported by rusticated concrete-block piers, and is enclosed by wood picket railings. Access to the first-story porch is via a wood staircase with wood picket railings. The first-story porch shields the side-hall front entry, which contains a glazed and paneled wood door. Access to the second-story porch from the interior is via a centered glazed and paneled door. The porch projects above a partial-height basement clad with wood shingles. A rusticated concrete-block foundation supports the dwelling. The dwelling has a small front yard landscaped with a lawn and decorative plants and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

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

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Page 1

Surveyor: Eryn Boyce and Rachel Craft (Primary Contact)

Property ID: -1072329712
with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). The 1923 Sanborn fire insurance map depicts it as a 2-story, rectangular, wood-frame dwelling with a full-width porch. According to the 1937 Ocean City Directory, Charles H. and Elizabeth Cramp, Marie Cramp and Thomas Cramp occupied the dwelling. Thomas Cramp worked as a clerk. This vernacular dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1930s, though it does not exhibit a clear style of its own.

617 Fifth Street was built circa 1915 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot directly across from the Ocean City camp meeting grounds. The building retains its historic orientation, form and massing as documented by the Sanborn map of 1923, though a shed dormer has been added to the east elevation. It retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Modern replacement materials, including asphalt shingles and vinyl siding, are present, but the dwelling retains its full-width porch and rusticated concrete-block foundation. The dwelling has diminishment of integrity of materials and workmanship, but retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. It sits directly opposite Veteran’s Memorial Park, which occupies the former camp meeting grounds. Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fifth Street is a two-lane asphalt road featuring granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick, and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Fifth Street spans the width of the historic district, with the Ocean City Tabernacle and Veterans Memorial Park located between Fifth and Sixth Streets.

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Sanborn Map Company  
Sanborn Map Company  
Taylor, Frank H  

Additional Information:  
Demolished: NO  
Notes:  

More Research Needed?  

INTENSIVE-LEVEL USE ONLY:  
Attachments Included:  
0 Building  
0 Structure  
0 Object  
0 Bridge  
0 Landscape  
0 Industry  

Historic District?  

District Name: Ocean City Residential Historic District  
Status: Contributing  

Associated Archeological Site/Deposits?  

Conversion Problem?  
ConversionNote: 315  
Date form completed: 5/31/2018  

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.  

Property ID: -1072329712
Ocean City Architectural Survey
Block 405, Lot 20
617 Fifth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Description:
This 2-story, 3-bay, wood-frame, Shed-style duplex was constructed in 1983. It has an asphalt-shingle multi-directional shed roof above the front section and a rear wing featuring additional shed roof forms. The duplex is clad with replacement vinyl siding. An exterior chimney clad with vinyl siding is located on the west (side) elevation. Windows are vinyl casements. A 2-story, full-width porch spans the front elevation. It is recessed beneath the main roof block, which is supported by square columns, and has vinyl picket railings. Access to the first-story porch is via a wood staircase with wood picket railings. The first-story porch shields the entry to the first-story unit, which contains a glazed and paneled door. Sliding glass doors grant access to the first- and second-story porches. The entry to the second-story unit, which contains a glazed and paneled door, is located on the west elevation and accessed via a wood staircase with wood picket railings. Two-story balconies are located on the west and rear elevations. The duplex rests on a concrete foundation, and a 3-car carport is located at the basement level beneath the rear wing. The duplex has a small front yard landscaped with raised beds planted with bushes and trees and is set a short distance from the sidewalk.

621 Fifth Street is non-contributing to the Ocean City Residential Historic District because its 1983 date of construction post-dates the period of significance.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. It sits directly opposite Veteran’s Memorial Park, which occupies the former camp meeting grounds. Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fifth Street is a two-lane asphalt road featuring granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The homes along the street are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The houses are between 1.5 and 2.5 stories with few rising higher than the tree lines. Fifth Street spans the width of the historic district, with the Ocean City Tabernacle and Veterans Memorial Park located between Fifth and Sixth Streets.

Setting:

Registration and Status Dates:
- National Historic Landmark?: No
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- Local Designation: 1/28/1993
- Determination of Eligibility: SHPO Opinion
- Certification of Eligibility: Local Designation
- Other Designation: Other Designation Date
- Eligibility Worksheet included in present survey? Yes
- Is this Property an identifiable farm or former farm? No

Setting:

Location Map: (See Continuation Sheet for Maps)

Setting:

Setting:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 99601704
Natl. Environmental Title Research
Ocean City Div. of Planning & Development
Rush, Mary Townsend
Sanborn Map Company
Sanborn Map Company
Sanborn Map Company
Taylor, Frank H
Additional Information:
Demolished: NO
Notes:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? ☑
District Name: Ocean City Residential Historic District
Status: Non Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 270

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 405, Lot 21
621 Fifth St.
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
**PROPERTY REPORT**

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**Description:**

This 2-story, 3-bay, rectangular-plan, asbestos-shingled, wood-frame, vernacular bungalow was constructed circa 1915. It is located at the northeast corner of the intersection of Fifth Street and Ocean Avenue. Its overhanging hipped roof is clad with asphalt shingles with copper flashing at the ridge lines, has exposed rafter tails, and features an interior brick chimney in the slope of the west (side) elevation. Windows are 1/1 replacement vinyl sashes with wood lintels, casings and sills. There is a 1-story rectangular bay window on the west (side) elevation that sits under the roofline. The front elevation is dominated by a 2-story, full-width porch that is sheltered by the overhanging hipped roof. The porch's second-story corner posts are the building's most decorative elements, featuring three thick braced posts supporting a cap beam with a curved end, suggesting Craftsman-style influences. The first-story corner posts are clad with asbestos shingles. The porch is enclosed by plain wood picket railings. A wood staircase with a quarter turn leads from the side yard to the second-story porch. The porch shields a partially-glazed door covered by a modern storm door at the second story and a Colonial Revival-style three-quarter glazed and paneled door with sidelights at the first story. Both entries are surrounded by wood trim. The house has narrow front and side yards with a paved driveway leading to a modern garage door set into the west (side) elevation of the rear of the first story. The building has not been elevated or otherwise altered for flood protection.

701-703 Fifth Street was built circa 1915 according to Sanborn fire insurance maps and aerial photography (Sanborn 1909, 1923; NETR 1920). The building was constructed as a rectangular-plan, wood-frame dwelling with a full-width porch according to the 1923 Sanborn map.

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.
but was shown as a combination dwelling and auto garage on the 1937 Sanborn map, suggesting the space to the rear of the building had been modified for an interior garage. The current lots of 701-03, 705, and 707 Fifth Street were previously occupied by four small, 2-story, wood-frame cottages with full-width front porches facing the camp meeting grounds across Fifth Street. On the 1890 Sanborn map, the dwellings were named “Sunset,” “Wild Rose,” “Twilight,” and “Pioneer.” According to the 1928 Ocean City Directory, William Nagle lived at 701 Fifth Street. Nagle did not list an occupation. This dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1930s, including a two-story porch with Craftsman-style influences and a Colonial Revival-style main entry, though it does not exhibit a clear style of its own.

701-703 Fifth Street was built circa 1915 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid across from the camp meeting on Fifth Street. The building retains its historic orientation, form and massing as documented by a historic aerial photograph from 1920 and a Sanborn map of 1923, and likely had the rear garage conversion prior to 1937 within the district’s recommended updated period of significance of 1879 to 1956. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric appears to be mostly replacement materials, although the asbestos shingles likely predate 1956. The building retains integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fifth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

Registration and Status:

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

Location Map: (See Continuation Sheet for Maps)

Site Map: (if applicable)

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Esposito, Frank J. and Robert J. McLaughlin, Mark Miller, Fred Miller, Fred and Susan Miller, Fred Miller, Fred and Susan Nationwide Environmental Title Research

Additional Information:
Demolished: NO
Notes: 701 Fifth Street changed to 701-703 Fifth Street based on fieldwork verification.

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
  0 Building 0 Bridge
  0 Structure 0 Landscape
  0 Object 0 Industry

Historic District? ☑
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 170
Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Photograph 2: View of the west (side) elevation of 701-703 (right) at the intersection of Ocean Avenue and Fifth Street, looking northeast.
Ocean City Architectural Survey
Block 404, Lot 1
701-703 Fifth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 705 Fifth St.  Ownership: Private
Address: 705 Fifth ST  Apartment #: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY  Municipality: Ocean City  Local Place Name: Ocean City  USGS Quad: 404  Block: 3  Lot: 3

Description:
This property (Block 404, Lot 3) at 705 Fifth Street contains two dwellings. The main dwelling (pictured above) was constructed circa 1915. The rear dwelling was also constructed circa 1915, but it is not visible from the public right of way due to being completely surrounded by adjacent buildings, so the following description is based on on-line aerial photography. Both are contributing resources to the Ocean City Residential Historic District.

Main Dwelling
This 2-story, 3-bay, side-hall, rectangular-plan, wood-shingled, wood-frame, vernacular dwelling was constructed circa 1915. The dwelling's asphalt-shingled hipped roof has deeply overhanging eaves. Shallow gabled dormers extend from the peak of the hipped roof on the south (front) and north (rear) elevations. Dormer attic windows are paired 9-pane fixed-sash wood windows with a shallow peaked wood pediment, casing and sill. There is also a hipped dormer on the west (side) elevation. A two-story full-width porch spans the front elevation beneath the overhanging roof, which is supported on square wood columns. The porch’s second story has been with a row of double-hung 1/1 windows above wood picket railings. The first-story porch remains open and enclosed by wood railings with turned balusters. A wood staircase is located in the middle of porch and has wood railings terminating in large newel posts with ball finials. The first story porch shields a 1-story, 3-sided bay window in the right bay and the dwelling’s primary entry in the left bay. Windows are 1/1 replacement vinyl...
sashes, some with faux muntins that give the appearance of 6/1 sashes, and are surrounded by wood lintels, casings and sills. The main entry is surrounded by wood trim and is covered by a modern storm door. The building has not been elevated or otherwise altered for flood protection.

705 Fifth Street was built circa 1915 according to aerial photography and Sanborn fire insurance maps (NETR 1920; Sanborn Map Company 1909, 1923). It was constructed as a 2-story, rectangular-plan, wood-frame dwelling with a full-width porch. The current lots of 701-03, 705, and 707 Fifth Street were previously occupied by four small, 2-story, wood-frame cottages with full-width front porches facing the camp meeting grounds across Fifth Street. On the 1890 Sanborn map, the dwellings were named “Sunset,” Wild Rose,” “Twilight,” and “Pioneer.” According to the 1921 Ocean City Directory, C.E. Knapp lived at 705 Fifth Street. Knapp did not list an occupation. This dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1930s, though it does not exhibit a clear style of its own. The dwelling features a 2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture.

705 Fifth Street was built circa 1915 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid across from the former camp meeting on Fifth Street. The building retains its historic orientation, form and massing as documented by a Sanborn map of 1923. The dwelling’s fenestration pattern was altered by the second-story porch enclosure, but otherwise remains intact. Exterior materials, with the exception of the replacement window sashes and porch enclosure, if not original are historically appropriate. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Rear Dwelling

This 2-story, rectangular-plan, wood-frame, vernacular dwelling was constructed circa 1915 and is situated behind the main dwelling of 705 Fifth Street and to the rear of 433-435 Ocean Avenue. The front façade of the dwelling is not visible from the public right of way. Based on current aerial photography (Google Maps 2018), the rear dwelling has an overhanging hipped roof that is clad in asphalt shingles and a brick chimney located toward the rear (north) elevation. The exterior of the dwelling is clad in wood shingles. Windows of the rear elevation are 1/1 replacements with wood lintels, casings and sills. The foundation of the dwelling is not visible, though it does not appear to have been elevated or otherwise altered for flood protection.

The rear dwelling at 705 Fifth Street was built circa 1915 according to historic aerial photography and Sanborn fire insurance maps (Sanborn Map Company 1909, 1923; NETR 1920). It was constructed as a 2-story, rectangular-plan, wood-frame dwelling with a full-width porch. The dwelling’s style is unclear, though its visible features bear similarities to the main dwelling.

The rear dwelling was built circa 1915 during the Ocean City Residential Historic District’s period of significance. It is located at the rear of a rectangular lot within the street grid less across from the former camp meeting on Fifth Street. The building retains its historic orientation, form and massing as documented by a historic aerial photograph from 1920 and a Sanborn map of 1923. According to aerial views of the dwelling, it appears to have experienced little to no orientation, form or massing alterations (Google Maps 2018). The full-width front porch also appears to be intact. Window sashes on the rear elevation have been replaced, though other elevations are not visible. Visible exterior fabric is mostly historically appropriate materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993); however, it is outside of the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which currently includes the building at 701-03 Fifth Street (at the corner of Ocean Avenue, but does not extend eastward to the alley between Ocean Avenue and Atlantic Avenue to include the contributing properties at 705, 707 and 709 Fifth Street. This 2018 survey recommends that the national/state boundary be amended to extend eastward to the alley to more closely coincide with the local district boundary. This portion of the 700 block of Fifth Street forms part of an intact streetscape directly across the street from the former camp meeting ground.

Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fifth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City's principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

Registration and Status:
National Historic Landmark?: ☐
National Register: New Jersey Register:
Determination of Eligibility: Certification of Eligibility:
SHPO Opinion:
Local Designation: 1/28/1993
Other Designation:
Other Designation Date:
Eligibility Worksheet included in present survey? ☐
Is this Property an identifiable farm or former farm? ☐

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 1986834155
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Demolished: NO
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More Research Needed? [ ] (checked=Yes)

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Historic District? [ ]

District Name: Ocean City Residential Historic District Expansion
Status: Contributing

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ]
ConversionNote: 243
Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 404, Lot 3
705 Fifth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 707 Fifth St.
Address: 707 Fifth St
Ownership: Private
Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 404
Block: 4
Lot: 4

Property Photo:

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

Description:
This property (Block 406, Lot 21) at 707 Fifth Street contains two buildings. The main dwelling (pictured above) was constructed circa 1915. The rear garage was also constructed circa 1915, but is not visible from the public right of way. Both are contributing resources to the Ocean City Residential Historic District.

Main Dwelling
This 2.5-story, 3-bay, rectangular-plan, vinyl-sided, wood-frame, vernacular dwelling was constructed circa 1915. The dwelling’s asphalt-shingled hipped roof has deeply overhanging boxes eaves and an interior brick chimney. Shallow gabled dormers dormers are located on the south (front) and north (rear) elevations. The front gabled dormer has a fixed 8-pane wood window. The roof also has a hipped dormer on the west (side) elevation. The front façade is dominated by a 2-story, full-width wood porch that is recessed under the roof. The porch roof corners are supported by three, short, round Doric columns set atop one-and-a-quarter-story tall concrete piers. The wood-deck porch is enclosed with simple wood balusters. The second story porch shields a replacement partially-glazed storm door in the middle bay. The first story porch covers a replacement glazed storm door in the middle bay. The first story porch covers a replacement glazed storm door in the middle bay. There is a 1-story, 3-sided bay window on the east (side) elevation of the first story. Windows are a mixture of 1/1 replacement vinyl and metal sashes, and are surrounded by a mixture of wood and replacement casings. The dwelling rests on a concrete block foundation. The building has not been elevated or otherwise altered for flood...
707 Fifth Street was built circa 1915 according to historic aerial photography and Sanborn fire insurance maps (NETR 1920; Sanborn Map Company 1909, 1923). It was constructed as a 2-story, rectangular-plan, wood-frame dwelling with a full-width porch. The current lots of 701-03, 705, and 707 Fifth Street were once occupied by 4 small, 2-story, wood-frame dwellings with full-width front porches facing the camp meeting grounds across Fifth Street. On the 1890 Sanborn fire insurance map, the dwellings were named “Sunset,” “Wild Rose,” “Twilight,” and “Pioneer.” According to the 1921 Ocean City Directory, C.E. Knapp lived at 705 Fifth Street. Knapp did not list an occupation. This dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1930s, though it does not exhibit a clear style of its own. This dwelling features a 2-story, full-width porch, which is one of the character-defining features of Ocean City’s residential architecture.

707 Fifth Street was built circa 1915 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid across from the former camp meeting on Fifth Street. The building retains its historic orientation, form and massing as documented by a Sanborn map of 1923. The dwelling retains a historically appropriate fenestration pattern, although most window sashes have been replaced. Visible exterior fabric is mostly modern replacement materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Garage

This 1-story, front-gabled, rectangular-plan, shingled, wood-frame garage was constructed circa 1915 and is situated behind 707 Fifth Street. There are concrete-paved tire tracks between 707 Fifth Street and 709 Fifth Street that lead to the rear of the property.

The rear garage at 707 Fifth Street was built circa 1915 according to historic aerial photography and Sanborn maps (NETR 1920; Sanborn Map Company 1909, 1923). It was constructed as a 1-story, rectangular-plan, wood-frame auto garage at the rear of the property.

The rear garage was built circa 1915 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid across from the former camp meeting on Fifth Street. The building retains its historic orientation, form and massing as documented by a historic aerial photograph from 1920 and a Sanborn map of 1923. According to aerial views of the garage, it appears to have experienced little to no orientation, form or massing alterations (Google Maps 2018). The garage has integrity of design, setting, location, and association, and is rated a contributing resource.

Setting:

The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993); however, it is outside of the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which currently includes the building at 701-03 Fifth Street (at the corner of Ocean Avenue, but does not extend eastward to the alley between Ocean Avenue and Atlantic Avenue to include the contributing properties at 705, 707 and 709 Fifth Street. This 2018 survey recommends that the national/state boundary be amended to extend eastward to the alley to more closely coincide with the local district boundary. This portion of the 700 block of Fifth Street forms part of an intact streetscape directly across the street from the former camp meeting ground.

Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fifth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.
**Author:** Boyd's Ocean City Directory  
**Title:** Boyd's Ocean City Directory  
**Year:** 1922

**Author:** Google Maps  
**Title:** Google Maps  
**Year:** 2018

**Author:** Polk's Ocean City Directory  
**Title:** Polk's Ocean City Directory  
**Year:** 1937

**Author:** Boyd's Ocean City Directory  
**Title:** Boyd's Ocean City Directory  
**Year:** 1921

**Author:** Polk's Ocean City Directory  
**Title:** Polk's Ocean City Directory  
**Year:** 1924

**Author:** The Tichnor Brothers Postcard Collection, Boston Public Library  
**Title:** The Tichnor Brothers Postcard Collection, Boston Public Library  
**Year:** 2018

**Author:** Polk's Ocean City Directory  
**Title:** Polk's Ocean City Directory  
**Year:** 1928

**Author:** West Jersey History Project  
**Title:** West Jersey History Project  
**Year:** 2013

**Author:** Bzdak, Meredith A  
**Title:** Ocean City Residential Historic District, National Register Nomination Form  
**Year:** 2001

**Author:** Cain, Tim  
**Title:** Peck's Beach: A Pictorial History of Ocean City, New Jersey  
**Year:** 1988

**Author:** Esposito, Frank J. and Robert J.  
**Title:** Images of American: Ocean City, New Jersey  
**Year:** 1996

**Author:** Esposito, Frank J. and Robert J.  
**Title:** Images of America: Ocean City, New Jersey, Volume II  
**Year:** 1998

**Author:** McLaughlin, Mark  
**Title:** Ocean City, NJ  
**Year:** 1999

**Author:** Miller, Fred  
**Title:** Ocean City: America's Greatest Family Resort  
**Year:** 2003

**Author:** Miller, Fred and Susan  
**Title:** Legendary Locals of Ocean City, New Jersey  
**Year:** 2011

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**Title:** Images of America: Ocean City's Historic Hotels  
**Year:** 2014

**Author:** Nationwide Environmental Title Research  
**Title:** Historic Aerials of Ocean City, New Jersey, 1920-2015  
**Year:** 2018

**Author:** Ocean City Div. of Planning & Development  
**Title:** Historic District Survey Forms  
**Year:** 1991

**Author:** Rush, Mary Townsend  
**Title:** Ocean City Guide Book and Directory  
**Year:** 1895

**Author:** Rush, Mary Townsend  
**Title:** Ocean City Guide Book and Directory  
**Year:** 1894

**Author:** Rush, Mary Townsend  
**Title:** Ocean City Guide Book and Directory  
**Year:** 1892

**Author:** Rush, Mary Townsend  
**Title:** Ocean City Guide Book and Directory  
**Year:** 1893

**Author:** Sanborn Map Company  
**Title:** Ocean City, Cape May County, New Jersey  
**Year:** 1909

**Author:** Sanborn Map Company  
**Title:** Insurance Maps of the New Jersey Coast  
**Year:** 1890

**Author:** Sanborn Map Company  
**Title:** Ocean City  
**Year:** 1923

**Author:** Sanborn Map Company  
**Title:** Insurance Maps of New Jersey Coast, New Jersey  
**Year:** 1937

**Author:** Taylor, Frank H  
**Title:** Ocean City, NJ  
**Year:** 1903

**Additional Information:**  
- Demolished: NO
- Notes:

**More Research Needed?** ☑ (checked=Yes)
District Name: Ocean City Residential Historic District Expansion
Status: Contributing

Associated Archeological Site/Deposits?  [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  [ ]  Conversion Note: 87
Date form completed: 5/31/2018
Property ID: -207036198

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 709 Fifth St.
Address: 709 Fifth ST
Ownership: Private
Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 404
Block: 5
Lot: 

Property Photo:

Description:
This 2.5-story, 3-bay, rectangular-plan, asbestos-shingled, wood-frame, vernacular dwelling was constructed circa 1915. The dwelling’s asphalt-shingled hipped roof has deeply overhanging boxed eaves and an interior brick chimney. Wood-shingled, shallow gabled dormers are located on the south (front) and north (rear) elevations. The front gabled dormer has a 1/1 replacement attic window for which the eave below it has been altered to accept a larger window opening. The roof also has a hipped dormer on the west (side) elevation. The front façade is dominated by a 2-story, full-width wood porch that is recessed under the roof. The porch is supported at the corners by three, short square Doric columns at the second story on one-and-one-quarter story, asbestos-shingle covered brick piers. The porch is enclosed by wood balusters and has wood decking. The second story porch shields a replacement glazed storm door in the main entry located in the middle bay. The first story porch covers a replacement partially-glazed storm door in the left bay. There is a 1-story, 3-sided bay window on the east (side) elevation of the first story. Windows are a mixture of 1/1 replacement sashes and 6/1 wood sashes surrounded by wood lintels, casings and sills. The dwelling rests on a brick foundation. The dwelling sits closely to the sidewalk along Fifth Street and there is a small side yard near the alley that runs along the building’s eastern side, and The building has not been elevated or otherwise altered for flood protection. There is a non-contributing, front-gabled modern garage at the rear of the property that is enclosed by a wood privacy fence and not accessible from the alley.

709 Fifth Street was built circa 1915 according to historic aerial photography and Sanborn maps (NETR 1920; Sanborn Map Company)

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

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
1909, 1923). It was constructed as a 2-story, rectangular-plan, wood-frame dwelling with a full-width porch. The current lots of 701-03, 705, and 707 Fifth Street were once occupied by four small, 2-story, wood-frame dwellings with full-width front porches facing the camp meeting grounds across Fifth Street. On the 1890 Sanborn map, the dwellings were named “Sunset,” “Wild Rose,” “Twilight,” and “Pioneer.” According to the 1922 Ocean City Directory, Harvey Gourley and his wife M. Florence lived at 709 Fifth Street. The Gourley’s did not list occupations. This dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1930s, though it does not exhibit a clear style of its own. This dwelling features a 2-story, full-width porch, which is one of the character-defining features of Ocean City’s residential architecture. A smaller auto garage was located on the property circa 1915, but was replaced with the current garage between 1956 and 1987 (NETR 1956, 1957, 1963, 1970, 1987).

709 Fifth Street was built circa 1915 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less across from the camp meeting on Fifth Street. The building retains its historic orientation, form and massing as documented by a historic aerial photograph from 1920 and a Sanborn map of 1923. The dwelling retains a historically appropriate fenestration pattern with the exception of the enlarged attic window, although most window sashes have been replaced. Visible exterior fabric consists of mostly historically appropriate materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource. The rear garage post-dates the Ocean City Residential Historic District’s period of significance and is evaluated non-contributing.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993); however, it is outside of the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which currently includes the building at 701-03 Fifth Street (at the corner of Ocean Avenue, but does not extend eastward to the alley between Ocean Avenue and Atlantic Avenue to include the contributing properties at 705, 707 and 709 Fifth Street. This 2018 survey recommends that the national/state boundary be amended to extend eastward to the alley to more closely coincide with the local district boundary. This portion of the 700 block of Fifth Street forms part of an intact streetscape directly across the street from the former camp meeting ground.

Fifth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fifth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

Registration and Status Dates:
National Historic Landmark?:
National Register:
SHPO Opinion:
New Jersey Register:
Local Designation: 1/28/1993
Determination of Eligibility:
Other Designation:
Certification of Eligibility:
Other Designation Date:
Eligibility Worksheet included in present survey?
Is this Property an identifiable farm or former farm?

Location Map: (See Continuation Sheet for Maps)
Site Map:

BIBLIOGRAPHY:

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Miller, Fred  Ocean City: America's Greatest Family Resort  2003
Miller, Fred and Susan  Legendary Locals of Ocean City, New Jersey  2011
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Rush, Mary Townsend  Ocean City Guide Book and Directory  1895
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Sanborn Map Company  Ocean City  1923
Sanborn Map Company  Insurance Maps of New Jersey Coast, New Jersey  1937
Sanborn Map Company  Insurance Maps of the New Jersey Coast  1890
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes:

More Research Needed?  [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Bridge
0 Structure
0 Landscape
0 Object
0 Industry

Historic District?  [ ]
District Name:  Ocean City Residential Historic District Expansion
Status:  Contributing

Associated Archeological Site/Deposits?  [ ]
(known or potential sites. If Yes, please describe briefly)
Ocean City Architectural Survey
Block 404, Lot 5
709 Fifth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 406 Fourth St.
Address: 406 Fourth St
Ownership: Private

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 407
Block: 11
Lot: 11

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

Description:
This 2-story, 3-bay, front-gabled, rectangular-plan, wood-frame, vernacular dwelling was constructed circa 1915. The dwelling has an overhanging, asphalt shingle-clad roof. Replacement vinyl shingles cover the gable end, and the rest of the dwelling is covered with replacement vinyl siding. A 2-story wood porch is recessed under the front gable and is supported with non-original treated wood posts. The porch is enclosed with simple non-original wood railings and balusters. The porches shield replacement partially glazed and paneled doors and replacement 1/1 vinyl windows. Access is via a wood staircase on the west (side) elevation that has an angled stair to the first story and continues to an entryway in a projecting bay on the second story. The dwelling rests on a concrete foundation. The building has not been raised or otherwise elevated for flood protection.

According to historic aerial photography and historic maps, 406 Fourth Street was constructed circa 1915 (NETR 1920; Sanborn Map Company 1923). The 1922 Ocean City Directory indicates that Pearl Jernee lived at 406 Fourth Street. Jernee did not list an occupation (Boyd 1922). The property was undeveloped prior to the dwelling’s construction. The dwelling is an example of the vernacular gable-front form, which is one of the dominant architectural forms in the Ocean City Historic District with examples dating from the 1880s to the 1920s. This dwelling also features a 2-story, full-width porch, which is one of the character-defining features of Ocean City’s residential architecture.

406 Fourth Street is located on a rectangular lot on the south side of Fourth Street approximately one block north of the camp meeting park.
The building retains its historic form and massing but lacks exterior material integrity. It is an individually undistinguished example of early-
to mid-20th-century vernacular residential architecture and has no known associations with significant historical events or people.

Setting:
The property is presently located immediately adjacent to and outside of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), and the local Ocean City Historic District (1/28/1993), which use the east side of the alley that runs between Asbury Avenue and Central Avenue from Third Street to Fifth Street. The neighboring dwelling to the west (401-403 Asbury Avenue) was constructed in 2017 obstructs the view of 406 Fourth Street within the streetscape. Across Fourth Street, 361-363 Asbury Avenue occupies a section of Fourth Street that stretches from Asbury Avenue to the alley and was constructed in 2006. Both dwellings fronting Asbury Avenue create a visual barrier to the historic streetscape up to the alley that runs between Asbury Avenue and Central Avenue from Third Street to Fifth Street. This survey in 2018 concurs with prior surveys in 1993 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

BIBLIOGRAPHY:

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- Demolished: NO

### Notes:
- More Research Needed? ☐ (checked=Yes)

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- Historic District?: ☐
- District Name: not applicable
- Status:

- Associated Archeological Site/Deposits?: ☐

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

### Conversion Problem?
- ☐

Conversion Note: 135

Date form completed: 5/31/2018
**Description:**

This 1.5-story with raised basement, 3-bay, rectangular-plan, front-gabled, wood-frame, vernacular dwelling was constructed circa 1915. The asphalt-shingled roof has overhanging eaves with a plain vergeboard in the gable end. There is a concrete-coated chimney in the slope of the roof on the east elevation. The dwelling is sided in asbestos shingles and has a variety of windows including a squared-off small Palladian window in the attic gable end, a modern sliding window in the vinyl-sided shed-roof dormer added to the east (side) elevation, a rectangular bay window at the first story of the east (side) elevation, and paired and single 1/1 replacement sash windows with wood lintels, casings, and sills. The first story features a full-width wood porch that is recessed under the front gable. The overhang is supported by square Doric columns over concrete block piers. The porch is enclosed with simple wood picket railings. The porch shields an entryway with a partially-glazed door covered by a modern screen door. A wood staircase with a quarter turn and half turn leads to the porch from the side yard. The dwelling rests on concrete foundation that has windows and an entry at the street level under the porch. The house has narrow front and side yards. The building has not been elevated or otherwise altered for flood protection.

408 Fourth Street was built circa 1915 according to Sanborn maps and historic aerial photography (Sanborn Map Company 1909, 1937; NETR 1920). The dwelling was constructed as a rectangular-plan, wood-frame building with a full-width porch. According to the 1921 Ocean City Directory, Edwin Harris lived at 408 Fourth Street and did not list an occupation (Boyd 1921). 408 Fourth Street is one of three almost identical neighboring dwellings (408, 410 and 412 Fourth Street), which is unusual in the context of the historic district where most...
neighboring houses offer variation in style and form. The dwelling is an example of the vernacular gable-front form, which is one of the dominant architectural forms in the Ocean City Historic District with examples dating from the 1880s to the 1920s.

408 Fourth Street was built circa 1915 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting on Ocean Avenue. The building retains its historic orientation, form and massing as documented by a historic aerial photograph of 1920 and a Sanborn map of 1937. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is mostly replacement material, although the asbestos shingles likely date from the 1920s to the 1950s. The building retains integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

Registration and Status Dates:
National Historic Landmark?: □
National Register: 3/20/2003
New Jersey Register: 1/15/2003
Determination of Eligibility: □
Certification of Eligibility: □
Eligibility Worksheet included in present survey? □
Is this Property an identifiable farm or former farm? □

Location Map:
(See Continuation Sheet for Maps)

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Author: Title: Year: HPO Accession #: (if applicable)
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(None Listed) Boyd's Ocean City Directory 1921
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Esposito, Frank J. and Robert J. Images of America: Ocean City, New Jersey 1996
McLaughlin, Mark Ocean City, NJ 1999
Miller, Fred and Susan Legendary Locals of Ocean City, New Jersey 2011
More Research Needed?   ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District ?  ☑
District Name: Ocean City Residential Historic District
Status: Contributing
Associated Archeological Site/Deposits?  ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☐  ConversionNote: 119

Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 407, Lot 12
408 Fourth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5′ Topographic Series, Ocean City, NJ Quadrangle (1989)
This 1.5-story on raised basement, 3-bay, rectangular-plan, front-gabled, aluminum-sided, wood-frame, vernacular dwelling was constructed circa 1915. It has an asphalt shingle-clad roof with a brick chimney in the slope of the roof on the east elevation. The gable end has a plain wood vergeboard. A shallow-pitched shed-roof dormer with asbestos-shingled cheeks and louvre windows is located on the east (side) elevation. Windows are singled or paired 1/1 replacement with wood lintels, casings and sills. A first-story rectangular bay window projects from the east elevation. The first story features a full-width wood porch that is recessed under the front gable. The overhang is supported by square Doric columns on concrete block piers. The porch is enclosed with simple wood picket railings. The porch shields an entryway with a replacement door covered by a modern storm door. A wood staircase with a quarter turn leads from the side yard to the porch. The dwelling rests on a concrete foundation that has windows and a partially-glazed and paneled entry at the street level. The house has a narrow front yard, and there is a wood privacy fence between 410 and 412 Fourth Street. The building has not been elevated or otherwise altered for flood protection.

410 Fourth Street was built circa 1915 according to Sanborn maps and historic aerial photography (Sanborn Map Company 1909, 1937; NETR 1920). The dwelling was constructed as a rectangular-plan, wood-frame building with a full-width porch. According to the 1921 Ocean City Directory, George W. Fish and Emily D. Cake lived at 410 Fourth Street and did not list occupations (Boyd 1921). 410 Fourth Street is one of three almost identical neighboring dwellings on the street (408, 410 and 412 4th Street), which is unusual in the context of the
historic district where most neighboring houses offer variation in style and form. The dwelling is an example of the vernacular gable-front form, which is one of the dominant architectural forms in the Ocean City Historic District with examples dating from the 1880s to the 1920s.

410 Fourth Street was built circa 1915 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting on Ocean Avenue. The building retains its historic orientation, form and massing as documented by a historic aerial photograph from 1920 and a Sanborn map of 1937. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is modern replacement materials. The building retains integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City's principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

Registration and Status Dates:
- National Historic Landmark?:
- National Register: 3/20/2003
- New Jersey Register:
- Local Designation: 1/28/1993
- SHPO Opinion:
- Other Designation:
- Other Designation Date:

Eligibility Worksheet included in present survey? Yes
Is this Property an identifiable farm or former farm? No

Location Map: (See Continuation Sheet for Maps)

Site Map:

BIBLIOGRAPHY:

Author: Title: Year: HPO Accession #: (if applicable)
(Non Listed) Polk's Ocean City Directory 1937
(Non Listed) West Jersey History Project 2013
(Non Listed) Polk's Ocean City Directory 1928
(Non Listed) Boyd's Ocean City Directory 1922
(Non Listed) Polk's Ocean City Directory 1924
(Non Listed) Boyd's Ocean City Directory 1921
(Non Listed) The Tichnor Brothers Postcard Collection, Boston Public Library 2018
Bzdak, Meredith A Ocean City Residential Historic District, National Register Nomination Form 2001
Cain, Tim Peck's Beach: A Pictorial History of Ocean City, New Jersey 1988
Esposito, Frank J. and Robert J. Images of America: Ocean City, New Jersey, Volume II 1998
McLaughlin, Mark Ocean City, NJ 1999
Miller, Fred and Susan Legendary Locals of Ocean City, New Jersey 2011
Miller, Fred Ocean City: America's Greatest Family Resort 2003

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: -1852068888
INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? [ ]
District Name: Ocean City Residential Historic District
Status: Contributing

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ]  Conversion Note: 19
Date form completed: 5/31/2018
**Property Name:** 411 Fourth St.  
**Address:** 411 Fourth ST  
**County:** CAPE_MAY  
**Municipality:** Ocean City  
**Local Place Name:** Ocean City  
**USGS Quad:** 307  
**Block:** 23  
**ZIP:** 08226

**Description:**

This 1-story with raised basement, 3-bay, rectangular-plan, hipped-roof, asbestos shingle-sided, wood-frame, vernacular dwelling was constructed circa 1915. The roof is clad in diamond-pattern asphalt shingles and has overhanging eaves with exposed rafter tails. An exterior brick chimney is located to the rear of the west (side) elevation. The remainder of the dwelling is covered with asbestos shingles. The first story features a full-width porch that has been enclosed with strip windows altering the fenestration pattern. Windows on the side elevations are 1/1 replacements with wood lintels, casings and sills. A 1-story, 3-sided bay window under projects from the west (side) elevation. A wood staircase with a quarter turn leads to the first story on the east (side) elevation, which in combination with the enclosed porch, changes the building’s entry orientation. The basement level, also clad in asbestos shingles, has windows and a partially-glazed and paneled entry at the street level. The first story porch serves as an overhang for the basement and is supported by square Doric columns with three rusticated concrete blocks at their bases. The house has a paved front yard up to the foundation. The building has not been elevated or otherwise altered for flood protection.

411 Fourth Street was built circa 1915 according to Sanborn maps and historic aerial photographs (Sanborn Map Company 1909, 1937; NETR 1920). The dwelling was constructed as a rectangular-plan, wood-frame building with a full-width porch. In 1922, 411 Central Avenue was home to several members of the Lake family, Sallie W. Lake, a secretary for the State Council of the Daughters of America, lived with William Lake, a surveyor, and his wife Annie (Boyd 1922). These residents may be members of Ocean City’s founding Lake family, as
William Lake lived in the neighboring house at 346 Central Avenue in 1892. The house exhibits some elements of the bungalow form, particularly its hipped roof with overhanging eaves, but otherwise is vernacular with no strongly evident elements of style.

411 Fourth Street was built circa 1915 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting on Ocean Avenue. The building retains its historic orientation, form and massing as documented by a historic aerial photograph from 1920 and a Sanborn of 1937. The enclosed porch has altered or obscured the building's original fenestration pattern. Visible exterior fabric is replacement materials, although the asbestos shingles probably date to the 1920s to the 1950s. The building retains integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City's principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

BIBLIOGRAPHY:

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Title: Ocean City Residential Historic District, National Register Nomination Form
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Author: Cain, Tim 1988
Title: Peck's Beach: A Pictorial History of Ocean City, New Jersey
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Author: McLaughlin, Mark 1999
Title: Ocean City, NJ
Year: 1999
HPO Accession #: (if applicable)

Author: Miller, Fred 2003
Title: Ocean City: America's Greatest Family Resort
Year: 2003
HPO Accession #: (if applicable)

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 2054822904
### Additional Information:

- **Demolished:** NO
- **Survey:** CAP GB 70 v2: Contributing to H.D. (1/1/1990)

**Notes:**
- More Research Needed? ☐ (checked=Yes)

### INTENSIVE-LEVEL USE ONLY:

#### Attachments Included:
- 0 Building
- 0 Bridge
- 0 Structure
- 0 Landscape
- 0 Object
- 0 Industry

#### Historic District?
- □

#### District Name:
- Ocean City Residential Historic District

#### Status:
- Contributing

#### Associated Archeological Site/Deposits?
- ☐

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

### Conversion Problem?
- ☐

**ConversionNote:** 74

**Date form completed:** 5/31/2018

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:** 2054822904

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**Legend:**
- Building
- Bridge
- Structure
- Landscape
- Object
- Industry
Ocean City Architectural Survey
Block 307, Lot 23
411 Fourth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property ID: -282465220

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 412 Fourth St.
Address: 412 Fourth ST
Ownership: Private
Apartment #: 
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad:
Block: 407
Lot: 14

Property Photo:

This 1.5-story with raised basement, 3-bay, rectangular-plan, front-gabled, asbestos shingled-sided wood-frame, vernacular dwelling was constructed circa 1915. The asphalt-shingled roof has overhanging eaves and a concrete-coated chimney in the slope of the roof on the east elevation. The roof has overhanging eaves with a plain vergeboard in the gable end. A shallow-pitched shed dormer on the east (side) elevation has paired replacement louvre windows. First-story windows are single or paired 1/1 replacement sash and smaller casements singly and in pairs with wood lintels, casings and sills. A rectangular bay window is located on the east (side) elevation and a squared-off Palladian window is located in the front gable end. The first story features a full-width wood porch that is recessed under the front gable. The gabled overhang of the porch is supported by wood posts and enclosed with simple replacement wood picket railings. The porch shields an entryway with a partially-glazed door covered by a modern storm door. A wood staircase with a quarter turn and half turn leads to the porch from the side yard. The dwelling rests on a concrete foundation that has windows and a glazed entry with sidelights at the street level. The house has a paved front yard and a small side yard with landscaping. The building has not been elevated or otherwise altered for flood protection.

412 Fourth Street was built circa 1915 according to Sanborn maps and historic aerial photography (Sanborn Map Company 1909, 1937; NETR 1920). The dwelling was constructed as a rectangular-plan, wood-frame building with a full-width porch. According to the 1921 Ocean City Directory, Harry Stiles lived at 412 Fourth Street and did not list an occupation (Boyd 1921). 412 Fourth Street is one of three almost
identical neighboring dwellings on the street (408, 410 and 412 Fourth Street). The dwelling is an example of the vernacular gable-front form, which is one of the dominant architectural forms in the Ocean City Historic District with examples dating from the 1880s to the 1920s.

412 Fourth Street was built circa 1915 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting on Ocean Avenue. The building retains its historic orientation, form and massing as documented in a historic aerial photograph from 1920 and a Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is modern replacement materials, although the asbestos shingles likely date from the 1920s to the 1950s. The building retains integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

Registration and Status Dates:
- National Historic Landmark?: [ ]
- National Register: 3/20/2003
- New Jersey Register: 1/15/2003
- SHPO Opinion:
- Local Designation: 1/28/1993

Determination of Eligibility:
- Certification of Eligibility:
- Other Designation:

Eligibility Worksheet included in present survey?: [ ]
Is this Property an identifiable farm or former farm?: [ ]

Location Map: (See Continuation Sheet for Maps)
Site Map:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: -282465220
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### Additional Information:

- Demolished: NO
- Notes: More Research Needed?  (checked=Yes)

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- **Historic District?**  
  - **District Name**: Ocean City Residential Historic District  
  - **Status**: Contributing  
  - **Associated Archeological Site/Deposits?**  (known or potential sites. If Yes, please describe briefly)

- **Conversion Problem?**  
  - **ConversionNote**: 131

- **Date form completed**: 5/31/2018
Ocean City Architectural Survey
Block 407, Lot 14
412 Fourth St.
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
PROPERTY REPORT

Property Name: 501-503 Fourth St.
Address: 501-503 Fourth ST
ZIP: 08226
Ownership: Private
Apartment #: 0

PROPERTY LOCATION(S):

County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 306
Block: 1
Lot: 1

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

Description:
This 1.5-story with raised basement, 3-bay, rectangular-plan, asbestos-shingled, wood-frame, vernacular bungalow was constructed circa 1921. Its overhanging hipped roof is clad with non-original metal, interlocking tiles. A centered single-bay hipped dormer has a shallow 1/1 replacement sash window with paneled pilasters to either side. The first story features a full-width wood porch that is recessed under the overhanging roof. The roof of the porch is supported by large, square Doric columns over brick piers. The porch is enclosed with simple picket railings. The porch shields a side-hall entryway with a partially-glazed door covered by a modern storm door. First-story windows are a paired window in the center bay and a single window in the right-hand bay, both with replacement 6/1 sash with faux muntins and wood lintels, casings and sills. There is a 1-story, 3-sided bay window on the west (side) elevation of the first story. A wood staircase with vinyl steps and a quarter turn leads to the porch from the side yard. Under the porch, the basement, which is at street level, has a non-original sliding glass door in the leftmost bay and a non-original, paneled, Colonial Revival-style wood door with six lights in the rightmost bay. The house has narrow front and side yards. The building has not been elevated or otherwise altered for flood protection. There is a non-contributing, plastic shed to the rear of the property.

501-503 Fourth Street was built circa 1921 according to historic aerial photography and Sanborn maps (NETR 1920; Sanborn 1923). The dwelling was constructed as a rectangular-plan, wood-frame building with a full-width porch. According to the 1928 Ocean City Directory, I. Barton Champion, a notary and real estate agent, and his wife Mabel lived at 501 Fourth Street. Champion worked at 502 Ninth Street (Polk...
This dwelling is an example of a vernacular early-20th-century bungalow. Bungalows increased in popularity in the United States starting in the 1900s after the introduction of the Craftsman style, and were originally concentrated in the western United States and spread nationally during the 1910s and 1920s. The term "bungalow" has come to refer to small dwellings that may exhibit elements of various styles. East Coast examples often incorporate some elements of Colonial Revival style, for example, the porch columns and pilastered dormer window of this example.

501-503 Fourth Street was built circa 1921 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than two blocks north of the camp meeting on Ocean Avenue. The building retains its historic orientation, form and massing as documented by a historic aerial photograph from 1920 and a Sanborn map of 1923. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is modern replacement materials. The building retains integrity of design, setting, location, feeling and association, and is rated a contributing resource.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993), which uses Central Avenue as its western boundary on Fourth Street. It is located outside but adjacent to the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is currently formed by the western and northern property boundaries of 501-03 Fourth Street. This survey update of 2018 recommends that the state/national district boundary be amended to include the 500 block of Fourth Street, extending the state/national boundary to more closely coincide with the local district boundary at this location. Per this recommendation, 501-03 Fourth Street would be brought within the boundaries of all three districts and would contribute.

The property occupies the northeast corner of Central Avenue and Fourth Street. Central Avenue is one of the district's principal north-to-south avenues. Fourth Street is one of the district's important east-to-west avenues and has shorter blocks than the north-to-south streets in the district. The streets have wide, two-lane asphalt roadways with concrete curbs, grass verges with evenly-spaced, mature street trees and concrete sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Central Avenue and Fourth Street span the length and width of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between Fifth and Sixth Streets.

Registration and Status Dates:
National Historic Landmark?: No
National Register: Yes
New Jersey Register: Yes
Determination of Eligibility: Certification of Eligibility:
Local Designation: 1/28/1993
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey? No
Is this Property an identifiable farm or former farm? No

Location Map: Site Map:
(See Continuation Sheet for Maps)
Additional Information:
Demolished: NO
Notes: 501 Fourth Street was changed to 501-503 Fourth Street based on fieldwork verification.

More Research Needed?  ☐

BIBLIOGRAPHY:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 53082642
INTENSIVE-LEVEL USE ONLY:

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

Historic District? ☑
District Name: Ocean City Residential Historic District Expansion
Status: Contributing

Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □  Conversion Note: 29
Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: -53082642
Ocean City Architectural Survey
Block 306, Lot 1
501-503 Fourth St.
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 507 Fourth St.  
Address: 507 Fourth St  
Ownership: Private  
Apartment #:  
ZIP: 08226  

PROPERTY LOCATION(S):  
County: CAPE_MAY  
Municipality: Ocean City  
Local Place Name: Ocean City  
USGS Quad: 306  
Block: 2  

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

Description:  
This 1-story, 3-bay, symmetrical, side-gable cottage was originally constructed circa 1935 as a garage. It has an asphalt-shingle roof and is clad with asbestos shingles, and wide wood clapboards in the gable ends. Windows are a mix of replacement double-hung 1/1 vinyl sash and replacement sliding vinyl sash. All windows have plain wood sills, lintels and casings and molded wood crowns. Board-and-batten wood shutters feature sailboat cutouts. The centered front entry contains a replacement glazed and paneled door. A concrete patio shielded by a corrugated metal awning supported by a metal pipe frame spans the westernmost two bays of the front elevation. A small 1-story, 1-bay, shed-roof addition extends from the rear elevation. A concrete-block foundation supports the dwelling. The dwelling has a small front yard that is landscaped with a lawn. It is set a short distance from the sidewalk. A chain link fence encloses the property. The building has not been elevated or otherwise altered for flood protection.

It is estimated that the dwelling at 507 Fourth Street was constructed circa 1935. A review of historic maps and aerial photographs confirms this date of construction, with it first appearing on a Sanborn fire insurance map of 1937 (NETR 1933; Sanborn Map Company 1937). The Sanborn fire insurance map depicts it as a 1-story, rectangular, concrete-block garage for the dwelling at 501 Fourth Street. It was eventually transformed into a dwelling and subdivided from 501 Fourth Street, though it is unclear from the available documentation when this occurred. The dwelling is an example of the way in which outbuildings within the Ocean City Residential Historic District and Ocean City were renovated from their original functions as stables and garages into residences as Ocean City's growing popularity in the 20th
century created an increasing demand for housing for visitors and permanent residents.

The dwelling at 507 Fourth Street was built circa 1935 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately one block north of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937, though it has been remodeled from its original function as a garage into a residence. Lost are the garage door, which would have been located in the gable end facing the alley. Although the available documentation makes it difficult to date this conversion, exterior materials this could have occurred prior to 1956. The building has diminishment of integrity of design, materials and workmanship, but it retains sufficient integrity of setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993). It is located outside but adjacent to the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the adjacent lot lines of 341 Central Avenue. The boundaries of national/state district were drawn to exclude the 500 block of Fourth Street but they do include the south side of the 600 block of Fourth Street and the western half of the 400 block. This survey update of 2018 recommends that the national/state district boundary be amended to include the entirety of the 500 and 600 blocks of Fourth Street to more closely coincide with the local district boundary. These blocks contain a concentration of modest residential buildings dating to the recommended updated period of significance of 1888 to 1956, including 507 Fourth Street. Fourth Street’s streetscape is choppy because the blocks are shorter than the north-south avenues and the corner lots in several instances have newer buildings oriented to the avenues rather than Fourth Street. These non-contributing buildings have a greater visual impact. However, the contributing buildings far outnumber the non-contributing ones and this streetscape is integral to northern end of the district.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

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Eligibility Worksheet included in present survey? 0
Is this Property an identifiable farm or former farm? 0

Location Map: (See Continuation Sheet for Maps)
Site Map: (See Continuation Sheet for Maps)

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Demolished: Survey:  ()

Notes: 

**More Research Needed?**  □ (checked=Yes)

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**Historic District?**  □

**District Name:** Ocean City Residential Historic District Expansion

**Status:** Contributing

**Associated Archeological Site/Deposits?**  □

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

---

**Conversion Problem?**  □

**Conversion Note:** 418

**Date Form Completed:** 5/31/2018

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.
Ocean City Architectural Survey
Block 306, Lot 2
507 Fourth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 3-bay, gable-front, asbestos-shingled, wood-frame vernacular dwelling was constructed circa 1920. It has an asphalt-shingle roof with deeply overhanging eaves. A pent roof spans the front elevation above the second story and encloses the gable at the attic level. A 2.5-story, 1-bay side wing topped by a gable roof extends from the east (side) elevation, and a 2-story, 3-sided, hexagonal bay projects from the west (side) elevation. A pent roof spans the side wing above the second story and encloses the gable at the attic level. The windows contain replacement double-hung 1/1 vinyl sash, some which feature faux 4/1 and 9/1 muntins. All windows retain their original plain wood sills, lintels and casings and molded wood crowns. A 2-story, full-width porch spans the front elevation. It is recessed beneath the main roof block, which is supported by massive square columns clad with vinyl siding and set on brick piers that extend to the ground. The porch has wood picket railings. Access to the first-story porch is via an off-center wood staircase with wood picket railings. The first-story porch shields the off-center front entry, which contains a glazed and paneled wood door with a plain wood surround and molded wood crown. A wood staircase with wood picket railings and featuring two quarter turns is located at the corner formed by the side wing and the main core. It provides access to the second-story porch. A rusticated concrete-block foundation supports the dwelling. The dwelling has a small front yard that has been landscaped with decorative plants set in mulched beds. The building is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection. A modern 1-story, 1-bay, gable-front shed with wood plank siding and an asphalt shingle roof is located at the northwestern corner of the property.
It is estimated that the dwelling at 508 Fourth Street was constructed circa 1920. A review of historic maps and aerial photographs confirms this date of construction, with it first appearing on a Sanborn fire insurance map of 1923 as a 2-story, wood-frame dwelling with a full-width porch (NETR 1920; Sanborn Map Company 1923). According to the 1948 Ocean City Directory, Ellsworth L. and Emily H. Hartt occupied the dwelling. Ellsworth L. Hartt listed "supervisor" as his occupation. This dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1950s, though it does not exhibit a clear style of its own. It also features a 2-story, full-width porch, which is one of the character-defining features of Ocean City’s residential architecture.

The dwelling at 508 Fourth Street was built circa 1920 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately one block north of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1923. The building also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. The asbestos shingle cladding may not be original, but dates to the recommended updated period of significance of 1888 to 1956. In addition, the dwelling’s full-width porch and rusticated concrete-block foundation survive. The building has some diminishment of integrity of materials and workmanship, but it retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993). It is located approximately 45 feet north of the the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which at its closest point is formed by the lot lines of 409 Central Avenue. The boundaries of national/state district were drawn to exclude the 500 block of Fourth Street but they do include the south side of the 600 block of Fourth Street and the western half of the 400 block. This survey update of 2018 recommends that the national/state district boundary be amended to include the entirety of the 500 and 600 blocks of Fourth Street to more closely coincide with the local district boundary. These blocks contain a concentration of modest residential buildings dating to the recommended updated period of significance of 1888 to 1956, including 508 Fourth Street. Fourth Street’s streetscape is choppy because the blocks are shorter than the north-south avenues and the corner lots in several instances have newer buildings oriented to the avenues rather than Fourth Street. These non-contributing buildings have a greater visual impact. However, the contributing buildings far outnumber the non-contributing ones and this streetscape is integral to northern end of the district.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

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

Location Map: (See Continuation Sheet for Maps)

Site Map:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Property ID: 2111641465
More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:

- Building: 0
- Bridge: 0
- Structure: 0
- Landscape: 0
- Object: 0
- Industry: 0

Historic District? ☑
District Name: Ocean City Residential Historic District Expansion
Status: Contributing
Associated Archaeological Site/Deposits? ☐ (known or potential sites. If Yes, please describe briefly)
Ocean City Architectural Survey
Block 406, Lot 14
508 Fourth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 509 Fourth St.
Address: 509 Fourth ST
ZIP: 08226
Ownership: Private
Apartment #:  

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad:  
Block: 306
Lot: 21

Property Photo:

Descrip:

This property (Block 306/Lot 21) contains two structures. The dwelling is located at the front of the property on Fourth Street and was constructed in 1900. The cottage is located at the rear of the property and was constructed circa 1920. Both buildings are contributing resources.

Dwelling

This 2.5-story with raised basement, 2-bay, rectangular, vinyl-sided, wood-frame vernacular dwelling was constructed in 1900. It has an asphalt-shingle hip roof with two slopes and deeply overhanging eaves. A brick chimney projects from the east slope of the roof adjacent to the ridge, and hipped dormers are located on the east (side) and west (side) elevations. Gabled dormers are centered on the front and rear elevations. Pent roofs span the front of the gabled dormers and wrap around the sides above the windows, enclosing the gables. The windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds. A second-story sleeping porch in the westernmost bay of the corner of the front elevation has been enclosed with windows. A full-width one-story porch spans the front elevation. It has a hip roof supported by wood Doric columns and wood picket railings and is supported by brick piers. Access is via a wood staircase with wood picket railings oriented parallel to Fourth Street and supported by brick piers. The porch shields the side-hall front entry, which was originally recessed beneath the second-story sleeping porch but has been enclosed to create a vestibule. The front entry contains a glazed and...
paneled door framed by sidelights and surmounted by a transom. On the south (side) elevation, an unoriginal wood staircase with wood picket railings connects the porch to an additional entry at the third story. The porch overhangs the full-height brick basement, which has been clad with vinyl siding in some sections. An additional entry is located in the easternmost bay at the basement level. The dwelling has a small front yard landscaped with bushes set in a mulched bed. The building is set a short distance from the sidewalk. A wood picket fence marks the western boundary of the property along the alley. The building has not been elevated or otherwise altered for flood protection.

According to tax records, the dwelling at 509 Fourth Street was constructed in 1900. A review of historic maps confirms this date of construction, with the building first appearing on a Sanborn fire insurance map of 1909 as a 2.5-story, wood-frame dwelling with a recessed entry and wraparound porch (Sanborn Map Company 1890, 1909). The 1922 Ocean City Directory reports that Mary Miller occupied the dwelling. This dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1950s, though it does not exhibit a clear style of its own.

The dwelling at 509 Fourth Street was built in 1900 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately one block north of the camp meeting. The building largely retains its historic orientation, form and massing as documented by a Sanborn map of 1909, though the recessed front entry has been enclosed and an unoriginal staircase constructed on the west (side) elevation. The building also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material and most original ornamental details have been lost or covered over, though the full-width porch, with some modifications, and full-height brick basement survive. The building has diminishment of integrity of materials and workmanship, but it retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Cottage

This 2-story, 3-bay, vernacular, wood-frame cottage was constructed circa 1920. It has an asphalt-shingle, side-gable roof from which hangs a wood pendant on the west (side) elevation and is clad with unoriginal shingles, which appear to be vinyl, on the front elevation, replacement clapboards, which appear to be composite, on the west (side) elevation and vinyl siding on the rear elevation. A 1-story, shed-roof addition measuring 1 bay wide and 3 bays long extends from the front elevation. The addition was constructed after 1937 and approximately doubled the size of the original cottage. The windows contain replacement double-hung 1/1 sash, and a fixed picture window is located on the front elevation. All windows have plain wood sills, lintels and casings and molded wood crowns. The off-center front entry is located in the front addition. It contains a replacement glazed and paneled door. The building sits on a concrete foundation.

It is estimated that the cottage was constructed circa 1920. A review of historic maps and aerial photographs confirms this date of construction, with the cottage first appearing on an aerial dating to 1920 (Sanborn Map Company 1909; NETR 1920). A Sanborn fire insurance map of 1923 depicts it as a rectangular, wood-frame dwelling. The size of the cottage was approximately doubled with a 1-story, shed-roof addition to the front elevation after 1937 (Sanborn Map Company 1937). The cottage at 509 Fourth Street was built circa 1920 during the Ocean City Residential Historic District’s period of significance. It is located at the rear of the property approximately one block north of the camp meeting. Although the 1-story, shed-roof addition to the front elevation has approximately doubled the cottage’s original size, the cottage retains its original orientation and its original 2-story, side-gable form and massing are still apparent. Visible exterior fabric is entirely modern replacement materials and any original decorative details, apart from a wood pendant on the west (side) elevation, have been removed or covered over. Although the building has diminishment of integrity of design, materials and workmanship, it retains sufficient integrity of setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993). It is located outside but immediately adjacent to the eastern boundary of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Third Street and Fourth Street between Central Avenue and Wesley Avenue. The boundaries of national/state district were drawn to exclude the 500 block of Fourth Street but they do include the south side of the 600 block of Fourth Street and the western half of the 400 block. This survey update of 2018 recommends that the national/state district boundary be amended to include the entirety of the 500 and 600 blocks of Fourth Street to more closely coincide with the local district boundary. These blocks contain a concentration of modest residential buildings dating to the recommended updated period of significance of 1888 to 1956, including 509 Fourth Street. Fourth Street’s streetscape is choppy because the blocks are shorter than the north-south avenues and the corner lots in several instances have newer buildings oriented to the avenues rather than Fourth Street. These non-contributing buildings have a greater visual impact. However, the contributing buildings far outnumber the non-contributing ones and this streetscape is integral to northern end of the district.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.
Registration and Status Dates:

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

SHPO Opinion:

Local Designation: 1/28/1993

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey? □

Is this Property an identifiable farm or former farm? □

Location Map: Site Map:

(See Continuation Sheet for Maps)

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.

Property ID: 2017494465

Page 3
Sanborn Map Company  Ocean City  1923
Sanborn Map Company  Insurance Maps of the New Jersey Coast  1890
Sanborn Map Company  Insurance Maps of New Jersey Coast, New Jersey  1937
Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes:

More Research Needed?  (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
  0  Building  0  Bridge
  0  Structure  0  Landscape
  0  Object  0  Industry

Historic District?  

District Name: Ocean City Residential Historic District Expansion
Status: Contributing

Associated Archeological Site/Deposits?  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  
ConversionNote: 332

Date form completed: 5/31/2018
Photograph 2: Oblique view of the cottage at the rear of the property showing front and side elevations. View looking northeast.
Ocean City Architectural Survey
Block 306, Lot 21
509 Fourth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story with raised basement, 2-bay, rectangular-plan, asbestos-shingled, wood-frame vernacular dwelling was constructed in 1900. It has an asphalt-shingle hip roof with two slopes and deeply overhanging eaves. A brick chimney projects from the west slope of the roof adjacent to the roof ridge, and hipped dormers are located on the east (side) and west (side) elevations. Gabled dormers are centered on the front and rear elevations, and two gabled dormers are located on the east (side) elevation. Pent roofs span the front of the gabled dormers, enclosing the gables. The windows contain replacement double-hung 1/1 sash and have plain wood sills, lintels and casings and molded wood crowns at the first story. A wide band of wood trim wraps around the dwelling at the second story above the windows. A second-story sleeping porch with replacement wood picket railings is recessed beneath the main roof block, which is supported by a wood Doric column, in the easternmost bay of the front elevation. A full-width porch spans the front elevation at the first story. It has a hip roof supported by wood Doric columns and replacement wood picket railings and is supported by brick piers. Access is via a wood staircase with replacement wood picket railings oriented parallel to Fourth Street and supported by square wood posts. The porch shields the side-hall front entry, which is recessed beneath the second-story sleeping porch. The front entry contains paired paneled wood doors. The dwelling sits above a full-height brick basement. An additional entry is located in the easternmost bay at the basement level. The dwelling has a small front yard landscaped with a lawn and bushes. The building is set a short distance from the sidewalk. It has not been elevated or otherwise altered for flood protection.
According to tax records, the dwelling at 511 Fourth Street was constructed in 1900. A review of historic maps confirms this date of construction, with the building first appearing on a Sanborn fire insurance map of 1909 as a 2.5-story, wood-frame dwelling with a recessed entry and wraparound porch (Sanborn Map Company 1890, 1909). The 1922 Ocean City Directory reports that Mrs. L.K. Howett occupied the dwelling. This dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1950s, though it does not exhibit a clear style of its own.

The dwelling at 511 Fourth Street was built in 1900 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately one block north of the camp meeting. The building retains its historic orientation, form and massing as documented by a Sanborn map of 1900. The building also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is almost entirely replacement material and most original ornamental details have been lost or covered over. The asbestos shingles likely predate 1956. The building has diminishment of integrity of materials and workmanship, but it retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993). It is located outside but adjacent to the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Third Street and Fourth Street between Central Avenue and Wesley Avenue. The boundaries of national/state district were drawn to exclude the 500 block of Fourth Street but they do include the south side of the 600 block of Fourth Street and the western half of the 400 block. This survey update of 2018 recommends that the national/state district boundary be amended to include the entirety of the 500 and 600 blocks of Fourth Street to more closely coincide with the local district boundary. These blocks contain a concentration of modest residential buildings dating to the recommended updated period of significance of 1888 to 1956, including 511 Fourth Street. Fourth Street’s streetscape is choppy because the blocks are shorter than the north-south avenues and the corner lots in several instances have newer buildings oriented to the avenues rather than Fourth Street. These non-contributing buildings have a greater visual impact. However, the contributing buildings far outnumber the non-contributing ones and this streetscape is integral to northern end of the district.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

BIBLIOGRAPHY:

Author: Title: Year: HPO Accession #: (if applicable)

(Nothing Listed) West Jersey History Project 2013
(Nothing Listed) The Tichnor Brothers Postcard Collection, Boston Public Library 2018
(Nothing Listed) Polk’s Ocean City Directory 1924
(Nothing Listed) Polk’s Ocean City Directory 1937
(Nothing Listed) Boyd’s Ocean City Directory 1921
(Nothing Listed) Polk’s Ocean City Directory 1928
(Nothing Listed) Boyd’s Ocean City Directory 1922

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Surveyor: (Primary Contact)
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Taylor, Frank H  Ocean City, NJ  1903

Additional Information:
Demolished: NO
Notes:

More Research Needed? [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District ? [ ]
District Name: Ocean City Residential Historic District Expansion
Status: Contributing

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 1222328977
Ocean City Architectural Survey
Block 306, Lot 22
511 Fourth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 609 Fourth St.
Address: 609 Fourth ST
ZIP: 08226
Ownership: Private
Apartment #: 

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 
Block: 305
Lot: 18

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

Description:
This property (Block 305/Lot 18) contains two structures, both of which were constructed circa 1920. The dwelling is located at the front of the property on Fourth Street. The garage/dwelling is located at the rear of the property. Both structures are contributing resources.

Dwelling
This 2.5-story, 3-bay, gable-front, wood-frame vernacular dwelling was constructed circa 1920. It has an asphalt-shingle roof with moderately overhanging eaves and exposed rafters. The elevations are finished with wood clapboards at the first story and with wood shingles at the second story. A pent roof with exposed rafters spans the front elevation above the second story and encloses the gable at the attic level. A 2-story, 3-sided, hexagonal bay and a 2-story, 2-sided, rectangular bay project from the west (side) elevation, and a 2-story, 3-sided, rectangular bay extends from the east (side) elevation. Windows are a mix of replacement double-hung 1/1 sash with faux 6/6 muntins and paired 6-light vinyl casement windows. All windows retain plain wood sills, lintels and casings and molded wood crowns. A 2-story, full-width porch spans the front elevation. It is recessed beneath the pent roof and has been noticeably altered. The original massive square posts and brick piers have been replaced with grouped square Doric columns, and vinyl picket railings have replaced the original wood plank and wood picket railings. What appears to be a balcony with wood-shingled walls has been installed on top of the pent roof above the porch. Access to the first story porch is via a central wood staircase with vinyl picket railings. The first-story porch shields
the central front entry, which contains a replacement glazed and paneled door. The dwelling has a concrete foundation. The dwelling has a small front yard landscaped with a lawn and bushes and decorative plants set in mulched beds. The building is set a short distance from the sidewalk. It has not been elevated or otherwise altered for flood protection.

It is estimated that the dwelling at 609 Fourth Street was constructed circa 1920. A review of historic maps and aerial photographs confirms this date of construction, with the dwelling first appearing on a Sanborn fire insurance map of 1923 (NETR 1920; Sanborn Map Company 1923). The Sanborn fire insurance map of 1923 depicted it as a 2-story, wood-frame store with a full-width porch. By 1937, a Sanborn fire insurance map indicates that the building had been fully converted into a dwelling. According to the 1924 Ocean City Directory, George W. and Virginia Selby and Mrs. E. Welker occupied the dwelling. George W. Selby listed his occupation as fruits. This dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1950s, though it does not exhibit a clear style of its own. This dwelling also features a 2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture.

The dwelling at 609 Fourth Street was built circa 1920 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately one block northeast of the camp meeting. The building largely retains its historic orientation, form and massing as documented by a Sanborn map of 1923. The building also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. The wood clapboard and shingle cladding is, if not original, historically appropriate. While the full-width porch has been altered with the removal of the original massive porch supports and railings and the addition of the balcony at the roof, these changes have not altered the characteristic 2-story scale and massing of the porch. The building has some diminishment of integrity of design, materials and workmanship, but it retains sufficient integrity of setting, location, feeling and association to be rated a contributing resource.

Garage/Dwelling

This 2-story, 2-bay, gable-front, combination garage and dwelling was constructed circa 1920. It has an asphalt-shingle roof with exposed rafters and has rusticated concrete-block walls at the first story and is finished with wood shingles and asbestos shingles at the second-story. The windows contain replacement double-hung 1/1 sash and vinyl awning windows. A deck with vinyl picket railings spans the south elevation at the second story and connects the garage/dwelling with the rear elevation of the dwelling at the front of the property. Modern sliding glass doors appear to provide access to a second-story apartment. Access to the interior of the first-story garage is via a modern paneled garage door surmounted by a pent roof.

It is estimated that the garage/dwelling was constructed circa 1920. A review of historic maps and aerial photographs confirms this date of construction, with the building first appearing on a Sanborn fire insurance map of 1923 (NETR 1920; Sanborn Map Company 1923). According to the 1923 Sanborn fire insurance map, the building was originally constructed as a dwelling. By 1937, the building had been reclassified as a garage (Sanborn Map Company 1937). Whether this represented a true change in function or just a building with a garage on the first floor and upstairs dwelling is unclear.

The garage/dwelling was constructed circa 1920 during the Ocean City Residential Historic District’s period of significance. It retains its original orientation, form and massing as documented by a Sanborn fire insurance map of 1923. The building also retains a historically appropriate fenestration pattern, though the sashes have been replaced. The building has some diminishment of integrity of materials and workmanship, but it retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993). It is located outside but adjacent to the northern boundary of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the southern side of Fourth Street. The boundaries of national/state district were drawn to exclude the 500 block of Fourth Street but they do include the south side of the 600 block of Fourth Street and the western half of the 400 block. This survey update of 2018 recommends that the national/state district boundary be amended to include the entirety of the 500 and 600 blocks of Fourth Street to more closely coincide with the local district boundary. These blocks contain a concentration of modest residential buildings dating to the recommended updated period of significance of 1888 to 1956, including 609 Fourth Street. Fourth Street’s streetscape is choppy because the blocks are shorter than the north-south avenues and the corner lots in several instances have newer buildings oriented to the avenues rather than Fourth Street. These non-contributing buildings have a greater visual impact. However, the contributing buildings far outnumber the non-contributing ones and this streetscape is integral to northern end of the district.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.
Registration and Status Dates:

- National Historic Landmark?: □
- National Register: □
- New Jersey Register: □
- Determination of Eligibility: □
- Certification of Eligibility: □
- SHPO Opinion: □
- Local Designation: 1/28/1993
- Other Designation: □
- Other Designation Date: □

Eligibility Worksheet included in present survey?: □

Is this Property an identifiable farm or former farm?: □

Location Map: (See Continuation Sheet for Maps)

Site Map:

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More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:

- Building: 0
- Bridge: 0
- Structure: 0
- Landscape: 0
- Object: 0
- Industry: 0

Historic District: ☑
District Name: Ocean City Residential Historic District Expansion
Status: Contributing

Associated Archeological Site/Deposits?
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 240

Date form completed: 5/31/2018
Photograph 2: View of the garage located at the rear of 609 Fourth Street. View looking northeast.
Property Name: 610 Fourth St.
Address: 610 Fourth St
Apartment #: 
ZIP: 08226
Ownership: Private

**PROPERTY LOCATION(S):**
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 
Block: 405
Lot: 7

**Property Photo:**

**Description:**
This 1.5-story, 3-bay, vernacular, rectangular-plan, wood-frame bungalow was constructed circa 1975. It has an asphalt-shingle roof with deeply overhanging eaves and is clad with vinyl siding. A pent roof spans the front elevation above the first story and encloses the attic level, which is finished with wood fish-scale shingles. An exterior brick chimney is located on the west elevation and extends through the roof. Most first-story windows contain double-hung 1/1 wood sash, but the windows in the enclosed front porch hold replacement double-hung 1/1 vinyl sash with faux 6/6 muntins. Three replacement vinyl casement windows are present at the attic level and mimic the appearance of a Palladian window. The full-width front porch has been enclosed. It is partially recessed beneath the main roof block and has a pent roof supported by vinyl-clad square columns set on vinyl clad piers. Access is via a concrete-block staircase with replacement vinyl picket railings. The staircase provides access to the centered from entry, which contains a multi-light glazed door with wood muntins surmounted by a transom. The house stands on a concrete-block foundation. The dwelling has a small front yard that has been paved with concrete and is set a short distance from the sidewalk. A modern 1-story, 2-bay, side-gable shed is located at the rear of the property.

Despite its early 20th century appearance, documentary evidence indicates that 610 Fourth Street was constructed circa 1975. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on historic aerials between 1970 and 1987 (NETR 1970, 1987). It was constructed on land that was originally part of 400 Ocean Avenue’s back yard and subsequently subdivided from the property. The dwelling at 610 Fourth Street replaced an early-20th-century garage that was associated with 400 Ocean Avenue.
610 Fourth Street is non-contributing to the Ocean City Residential Historic District because its circa 1975 date of construction post-dates the period of significance.

Setting:
610 Fourth Street is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993), which uses Third Street as its northern boundary. It is located adjacent to but outside of the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which uses Fourth Street as the northern boundary and excluded this property, but not its neighbors, because of its circa 1975 date of construction. The survey update of 2018 recommends that the state/national boundary be amended and extended to Third Street because of the continuity of contributing resources on the 300 blocks of Central Avenue, Wesley Avenue and Ocean Avenue. This would bring 610 Fourth Street completely within the local/state/national districts as a non-contributing resource.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

Registration and Status Dates:

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

Location Map: Site Map:
(See Continuation Sheet for Maps)

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 1281834818
Demolished: NO
Notes: Recommended non-contributing in 2018 due to its circa 1975 date of construction.

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Bridge
0 Structure
0 Landscape
0 Object
0 Industry

Historic District? ✓
District Name: Ocean City Residential Historic District Expansion
Status: Non Contributing

Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ ConversionNote: 185

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft (Primary Contact)
Organization: Hunter Research, Inc.
Ocean City Architectural Survey
Block 405, Lot 7
610 Fourth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property ID: 1536751998

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 611 Fourth St.
Address: 611 Fourth ST
Ownership: Private
Apartment #: Apartment #:
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 305
Block: 19
Lot: 19

Description:
This property (Block 305/Lot 19) contains two structures. The dwelling is located at the front of the property on Fourth Street and was constructed circa 1910. The detached garage is located at the rear of the property and was constructed circa 1930. Both buildings are contributing resources.

Dwelling
This 2.5-story, 3-bay, vernacular, wood-frame dwelling was constructed circa 1910. It has an asphalt-shingle, gable-front roof with deeply overhanging boxed eaves and is clad with replacement asbestos shingles. A pent roof spans the front elevation above the second story and encloses the gable at the attic level, and a gabled dormer is located on the west elevation. A 1-story, 3-sided hexagonal bay topped by a hip roof extends from the east elevation. The windows contain replacement double-hung 1/1 vinyl sash, but they retain their original plain wood sills, lintels and casings. A 2-story, full-width porch spans the front elevation. It is recessed beneath the main roof block, which is supported by square wood posts, and has wood picket railings. Access is via a central wood staircase with wood picket railings. The porch shields the centered front entry, which contains a glazed and paneled wood door. A centered door provides access to the second-story porch from the interior of the dwelling. A rusticated concrete-block foundation patterned to resemble ashlar masonry supports the dwelling. The dwelling has a small front yard that has been landscaped with a lawn and bushes and is set a short distance from the sidewalk. The...
building has not been elevated or otherwise altered for flood protection.

It is estimated that the dwelling at 611 Fourth Street was constructed circa 1910. Primary sources support this date of construction, for the Official Report of the Proceedings of the Twenty-Second Annual Convention of the National Speech Arts Association listed a member named Miss Florence M. Caldwell as living at 611 Fourth Street in 1913 (National Speech Arts Association 1913). The dwelling first appears on the 1923 Sanborn fire insurance map, which shows it as a 2-story, wood-frame dwelling with a full-width porch. The dwelling is an example of a vernacular dwelling that lacks any distinctive stylistic influences. Vernacular dwellings predominate within the Ocean City Residential Historic District, with examples dating from the 1880s to the 1950s. This dwelling also features a 2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture

611 Fourth Street was built circa 1910 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately one block northeast of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn map of 1923. It also retains a historically appropriate fenestration pattern, though the window sashes have been replaced. Modern replacement materials, including an asphalt-shingle roof, are present on the exterior, but the asbestos shingle cladding was likely added to the house in the 1920s or 1930s and dates to the period of significance. Although any original ornamental details have been lost or removed, the dwelling retains its rusticated concrete-block foundation. The dwelling has diminishment of integrity of materials and workmanship, it but retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Garage

This detached 1-story, 2-bay, gable-front, wood-frame garage was constructed circa 1930. It has an asphalt-shingle roof and is clad with wood shingles. The two original paired side-hung glazed and paneled wood garage doors survive and are surmounted by a pent roof, which spans the front elevation and encloses the gable at the attic level.

It is estimated that the garage at 611 Fourth Street was constructed circa 1930. Historic maps and aerials confirm this date of construction. The 1923 Sanborn map does not show a garage behind the dwelling, and the garage first appears on a historic aerial dating to 1931 (Sanborn Map Company 1923; NETR 1931).

The garage was built circa 1930 during the Ocean City Residential Historic District’s period of significance. It retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. Although it has a replacement asphalt-shingle roof, it retains its original wood shingling siding and glazed and paneled wood garage doors. As such, it possesses high integrity of design, materials and workmanship. Integrity of setting, location, feeling and association are also present, and the garage is rated a contributing resource.

Setting:

The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993); however, it is outside of the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which does not currently extend north of the 500 to 700 blocks of Fourth Street. This 2018 survey recommends that the national/state boundary be amended to extend north to Third Street to more closely coincide with the local district boundary. The north side of Fourth Street between Central Avenue and Ocean Avenue, in particular, is an intact streetscape containing a high concentration of period dwellings, mostly of a modest character, without non-contributing intrusions.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

Registration and Status Dates:

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 1536751998
### BIBLIOGRAPHY:

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### Additional Information:
Demolished: NO

Notes:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District? ☑

District Name: Ocean City Residential Historic District Expansion

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐

ConversionNote: 386

Date form completed: 5/31/2018
Photograph 2: View of the garage located at the rear of 611 Fourth Street. View looking northeast.
This 2.5-story, 3-bay, vernacular, wood-frame dwelling was constructed circa 1910. It has an asphalt-shingle, gable-front roof with deeply overhanging boxed eaves and is clad with replacement vinyl siding. A pent roof spans the front elevation above the second story and encloses the gable at the attic level, and a gabled dormer is located on the west elevation. A 1-story, 3-sided hexagonal bay topped by a hip roof extends from the east elevation. An exterior brick chimney is located on the west elevation. First- and second-story windows contain replacement double-hung 1/1 vinyl sash featuring faux 9/1 muntins, but a replacement four-light vinyl casement window is present at the attic level on the front elevation. All windows have plain sills, lintels, casings and molded crowns. A 2-story, full-width porch spans the front elevation. It is recessed beneath the main roof block, which is supported by replacement square vinyl-clad posts, and has vinyl picket railings. Access is via a central wood staircase with vinyl picket railings. The porch shields the centered front entry, which contains a multi-light glazed wood door. A centered door provides access to the second-story porch from the interior of the dwelling. An additional entry at the second-story of the west elevation is accessed via a wood staircase and may indicate that the dwelling has been divided into two units. A rusticated concrete-block foundation patterned to resemble ashlar masonry supports the dwelling. The dwelling has a small front yard that has been landscaped with a lawn and bushes and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection. A modern 1-story, 1-bay, gambrel roof shed is located adjacent to the dwelling.

It is estimated that the dwelling at 613 Fourth Street was constructed circa 1910. Historic maps confirm this date of construction, with the
The dwelling first appearing on the 1923 Sanborn fire insurance map as a 2-story, rectangular, wood-frame dwelling with a 2-story full-width porch. According to the 1922 Ocean City Directory, Teresa Hutchinson and Jesse C. and Mary E. Stephenson occupied the dwelling. Jesse C. Stephenson worked as a cement worker. The dwelling is an example of a vernacular dwelling that lacks any distinctive stylistic influences. Vernacular dwellings predominate within the Ocean City Residential Historic District, with examples dating from the 1880s to the 1950s. This dwelling also features a 2-story, full-width porch, which is one of the character-defining features of Ocean City’s residential architecture.

613 Fourth Street was built circa 1910 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately one block northeast of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn map of 1923. It also retains a historically appropriate fenestration pattern, though the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but the dwelling retains its 2-story, full-width porch and rusticated concrete-block foundation. The dwelling has diminishment of integrity of materials and workmanship, but retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993); however, it is outside of the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which does not currently extend north of the 500 to 700 blocks of Fourth Street. This 2018 survey recommends that the national/state boundary be amended to extend north to Third Street to more closely coincide with the local district boundary. The north side of Fourth Street between Central Avenue and Ocean Avenue, in particular, is an intact streetscape containing a high concentration of period dwellings, mostly of a modest character, without non-contributing intrusions.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

Registration and Status Dates:
National Historic Landmark?: ☐
National Register: ☐
New Jersey Register: ☐
Determination of Eligibility: ☐
Certification of Eligibility: ☐
SHPO Opinion: ☐
Local Designation: 1/28/1993
Other Designation: ☐
Other Designation Date: ☐

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

Location Map: Site Map:
(See Continuation Sheet for Maps)

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft (Primary Contact)
Organization: Hunter Research, Inc.
Property ID: 275963607
Demolished: NO
Notes: 613 changed to 615 Fourth St. based on field verification.

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

Conversion Problem? ☐ ConversionNote: 30

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 275963607
Ocean City Architectural Survey
Block 305, Lot 20
613 Fourth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 701 Fourth St.
Address: 701 Fourth St
Ownership: Private

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 304
Block: 1
Lot: 304

Description:
This 3-story, 3-bay, vernacular, wood-frame, mixed-use building consists of two sections with the easternmost section oriented to Fourth Street and the westernmost section oriented to Ocean Avenue. The easternmost two bays are topped by an asphalt-shingle hip roof with deeply overhanging eaves, which may suggest Craftsman-style influences, and intersect with the westernmost bay, which is comprised of a 3-sided, hexagonal corner bay topped by a crenellated flat roof. This 2-story, 3-sided, hexagonal bay gives the appearance of a tower. An additional 2-story, 3-sided, hexagonal bay projects from the west elevation above the first story. A pent roof wraps around the building above the first story. The first story is finished with a running-bond brick storefront, which appears to date to the late 1940s or 1950s, and the second and third stories are finished with replacement vinyl siding. The first-story 3-sided, rectangular bay windows contain non-original metal casement windows, while the second- and third-story windows hold replacement double-hung 1/1 sash featuring faux 6/1 muntins. The first story currently houses a restaurant known as 701 Mosaic, and the restaurant’s entrance is located at the chamfered western corner of the building. It contains a modern glazed metal door framed by sidelights and surmounted by a transom. An additional entry, which presumably provides access to living quarters above the restaurant, is located in the easternmost bay of the front elevation and contains a paneled wood door set in a blind arch. The foundation was not observed. The building’s small front and side yards have been paved with concrete and extend to the sidewalk, and the side yard has been transformed into an outdoor patio for the restaurant with a border marked by potted plants. The building has not been elevated or otherwise altered for flood protection.
An examination of historic maps indicates that an early-20th-century, 2-story wood-frame dwelling with a wraparound porch originally occupied 701 Fourth Street (Sanborn Map Company 1923). This dwelling was either replaced or subsumed by a 2-story, 2-bay, hip-roof mixed-use building with a full-width, 1-story porch and a full-height basement that was constructed on the property circa 1930 (Sanborn Map Company). This building comprises the easternmost two bays of the building that currently stands at 701 Fourth Street. During the 1930s, this building housed DeDan’s Prescription Pharmacy and the residence of Paul F. and Emily Y. DeDan, who owned and operated the pharmacy. By 1948, a lunch room owned and operated by Walter E. and Mary L. Brown had replaced the pharmacy. This likely resulted in the reconfiguration of the full-height basement into a commercial space, the construction of a 3-story addition with a crenellated flat roof to the west elevation, which currently comprises the westernmost bay of the front elevation, and the reorientation of the front entry from Fourth Street to the corner of Fourth Street and Ocean Avenue. The building subsequently housed a pizzeria. The current owners purchased the building in 2005 and renovated it. They opened 701 Mosaic in 2008 (Allwood and Womble 2011).

701 Fourth Street was built circa 1930 during the Ocean City Residential Historic District’s period of significance, but its original scale, form and massing were radically altered by a 3-story, 1-bay addition to the west elevation after World War II circa 1948. Although this addition dates to the district’s recommended updated period of significance of 1879 to 1956, it completely obscures the building’s original modest, residential scale. The reconfiguration of the first story into a commercial restaurant space circa 1948 altered what was likely a 2-story dwelling with raised basement into a 3-story building with storefront, and reoriented the building from Fourth Street to the intersection of Ocean Avenue and Fourth Street. The building’s crenelated tower and massing above the first story, in particular, is a dominating architectural feature at the intersection of Fourth Street and Ocean Avenue, and although built postwar harkens back to the revival-style architecture of the prewar period. In addition, exterior materials are entirely modern replacements. As such, the building has diminishment of integrity of design, materials, workmanship to the period prior to 1948 but retains sufficient integrity of design, setting, location, feeling and association to the appearance it achieved circa 1948 to be rated a contributing resource within a recommended updated district period of significance of 1879 to 1956.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993); however, it is outside of the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which does not currently extend north of the 500 to 700 blocks of Fourth Street. This 2018 survey recommends that the national/state boundary be amended to extend north to Third Street to more closely coincide with the local district boundary. The north side of Fourth Street between Central Avenue and Ocean Avenue, in particular, is an intact streetscape containing a high concentration of period dwellings, mostly of a modest character, without non-contributing intrusions.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.
**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

---

**Attachments Included:**

- Building: 0
- Bridge: 0
- Structure: 0
- Landscape: 0
- Object: 0
- Industry: 0

**Historic District:**

- Included: Yes

**District Name:** Ocean City Residential Historic District Expansion

**Status:** Contributing

---

**Additional Information:**

- Demolished: NO

**Notes:**

More Research Needed? [ ] (checked=Yes)

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**Research:**

- Bzdak, Meredith A 2001
- Cain, Tim 1988
- Miller, Fred 2003, 2006
- Miller, Fred and Susan 2011, 2014
- Nationwide Environmental Title Research 2018
- Ocean City Div. of Planning & Development Historic District Survey Forms 1991
- Rush, Mary Townsend 1892, 1893, 1894, 1895
- Sanborn Map Company Ocean City, Cape May County, New Jersey 1909
- Sanborn Map Company Insurance Maps of New Jersey Coast, New Jersey 1937
- Sanborn Map Company Insurance Maps of the New Jersey Coast 1890
- Sanborn Map Company Ocean City 1923
- Taylor, Frank H 1903

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**Surveyor:**

- Eryn Boyce and Rachel Craft (Primary Contact)

**Property ID:** -1875048087

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.
Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ ConversionNote: 136

Date form completed: 5/31/2018
New Jersey Department of Environmental Protection  
Historic Preservation Office  

PROPERTY REPORT

Property Name: 705 Fourth St.  
Address: 705 Fourth ST  
Ownership: Private  
Apartment #:  
ZIP: 08226

PROPERTY LOCATION(S):

County: CAPE_MAY  
Municipality: Ocean City  
Local Place Name: Ocean City  
USGS Quad:  
Block: 304  
Lot: 2

Description:
This 2.5-story, 3-bay, vernacular, gable-front, wood-frame dwelling was constructed circa 1910. It has an asphalt-shingle roof with deeply overhanging eaves and is clad with replacement vinyl siding. A pent roof spans the front elevation above the second story and encloses the gable at the attic level, and a gabled dormer appears on the west elevation. An exterior brick chimney is located on the west elevation, and a 1-story, 3-sided, hexagonal bay topped by a hip roof projects from the first story of the east elevation. The windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds. The façade is dominated by a 2-story, full-width porch. The porch is recessed beneath the main roof block, which is supported by massive square columns clad with vinyl siding that meet in the middle to form an ogee arch. The columns are set on brick piers that extend to the ground, and the porch has replacement wood picket railings. Access to the first story is via a concrete staircase with replacement wood picket railings. The porch shields the centered front entry, which contains a replacement glazed and paneled door. Access to the second-story porch from the interior is via an off-center entry containing a replacement glazed and paneled door. The house rests on a brick foundation. The dwelling has a small front yard that has been landscaped with bushes and gravel and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 705 Fourth Street was constructed circa 1910. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 1920. According to the 1921 Ocean City Directory, Harry A. and Anna Chester occupied the residence. Neither listed an occupation. This dwelling draws upon several elements of styles found around the Ocean City

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

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey  
Surveyor: Eryn Boyce and Rachel Craft  
Organization: Hunter Research, Inc.
Residential Historic District spanning from the 1880s to the 1950s, though it does not exhibit a clear style of its own. It also features a 2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture.

705 Fourth Street was built circa 1910 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately one block northeast of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1923. It also retains a historically appropriate fenestration pattern, though the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but the dwelling retains its 2-story, full-width porch and brick foundation. The dwelling has diminishment of integrity of materials and workmanship, it but retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993); however, it is outside of the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which does not currently extend north of the 500 to 700 blocks of Fourth Street. This 2018 survey recommends that the national/state boundary be amended to extend north to Third Street to more closely coincide with the local district boundary. The north side of Fourth Street between Central Avenue and Ocean Avenue, in particular, is an intact streetscape containing a high concentration of period dwellings, mostly of a modest character, without non-contributing intrusions.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City's principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

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Location Map: Site Map:

(See Continuation Sheet for Maps)

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 930835099
Page 2
Additional Information:
Demolished: NO
Notes:
More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District ? ☑
District Name: Ocean City Residential Historic District Expansion
Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 186
Date form completed: 5/31/2018
Ocean City Architectural Survey
Block 304, Lot 2
705 Fourth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name: 707 Fourth St.
Address: 707 Fourth St
Ownership: Private

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 304
Block: 3
Lot: 3

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

Description:
This 2.5-story, 3-bay, vernacular, gable-front, wood-frame dwelling was constructed circa 1910. It has an asphalt-shingle roof with deeply overhanging eaves and is clad with replacement vinyl siding. A pent roof spans the front elevation above the second story and encloses the gable at the attic level, and a gabled dormer appears on the west elevation. A brick chimney projects from the west roof slope just below the ridge, and a 1-story, 3-sided, hexagonal bay topped by a hip roof projects from the first story of the east elevation. Most windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds, though double-hung 1/1 wood windows appear in the bay window on the first story of the front elevation and paired louvered windows are present at the attic level on the front elevation. The facade is dominated by a 2-story, full-width porch. The porch is recessed beneath the main roof block, which is supported by massive square columns clad with vinyl siding. The porch has been enclosed at the first story, and the front entry, which contains a replacement glazed and paneled door, has been relocated to the east elevation. The second-story porch features replacement vinyl picket railings, and access from the interior of the dwelling is via a centered entry containing a replacement glazed and paneled door. The dwelling rests on a concrete foundation. The dwelling has a small front yard that has been landscaped with bushes and gravel and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 707 Fourth Street was constructed circa 1910. Historic aerial photographs confirm this date of construction, with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). According to the 1937 Ocean City Directory, Robert and Mildred Harden,
Mary C. Schermerhorn and William and Jeannette Wolohan occupied the residence. Robert Harden worked as a civil engineer, and William Wolohan was a salesman. This dwelling draws upon several elements of styles found around the Ocean City Residential Historic District spanning from the 1880s to the 1950s, though it does not exhibit a clear style of its own. This dwelling also features a 2-story, full-width porch, which is one of the character-defining features of Ocean City’s residential architecture.

707 Fourth Street was built circa 1910 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately one block northeast of the camp meeting. The building largely retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1923, although the first-story porch has been enclosed. It also retains a historically appropriate fenestration pattern, though the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material and any original decorative details have been lost or removed. The dwelling has diminishment of integrity of materials and workmanship, but retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993); however, it is outside of the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which does not currently extend north of the 500 to 700 blocks of Fourth Street. This 2018 survey recommends that the national/state boundary be amended to extend north to Third Street to more closely coincide with the local district boundary. The north side of Fourth Street between Central Avenue and Ocean Avenue, in particular, is an intact streetscape containing a high concentration of period dwellings, mostly of a modest character, without non-contributing intrusions.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City's principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

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Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

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

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Location Map: Site Map:

(See Continuation Sheet for Maps)
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Rush, Mary Townsend
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1937
1903

Additional Information:
Demolished: NO

Notes:

More Research Needed?  □ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included:
0 Building
0 Structure
0 Object
0 Bridge
0 Landscape
0 Industry

Historic District ?  □
District Name: Ocean City Residential Historic District Expansion
Status: Contributing

Associated Archeological Site/Deposits?  □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  □
Conversion Note: 187

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -2110193856
Page 3
Ocean City Architectural Survey
Block 304, Lot 3
707 Fourth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
This 2.5-story, 3-bay, vernacular, wood-frame building was constructed as a single-family dwelling in 1912. It appears that it has been divided into two units. It has an asphalt-shingle-gable front roof with deeply overhanging boxed eaves and is clad with replacement vinyl siding. A pent roof sits on the front elevation and encloses the gable at the attic level. A 2-story, 2-sided, triangular bay is located in the easternmost bay on the front elevation, and a 2-story, 2-sided, triangular bay projects from the west elevation. A rusticated concrete-block chimney is located on the west elevation and extends through the roof, and a rusticated concrete-block chimney projects from the east roof slope immediately adjacent to the roof ridge. The windows contain replacement double-hung 1/1 sash set in vinyl surrounds. A 2-story, full-width porch dominates and spans the front elevation. It is recessed beneath the main roof block and is supported by wood Doric columns set on rusticated concrete-block piers that extend to the ground. The second story has wood picket railings, and the first story has decorative metal railings. A concrete staircase grants access to the first story and the centered front entry, which contains a replacement glazed and paneled door. Access to the second-story porch from the interior is via a centered glazed and paneled wood door. A 1-story, hip-roof addition projects from the west elevation beneath an unoriginal shed-roof dormer. The building rests on a rusticated concrete-block foundation. The dwelling has a small front yard that has been landscaped with gravel and raised beds and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.
According to tax records, 708-710 Fourth Street was constructed in 1912. A review of historic maps confirms this date of construction, with it first appearing on the 1923 Sanborn map as a 2-story, wood-frame dwelling with a 2-story, full-width porch (Sanborn Map Company 1923). The 1921 Ocean City Directory reports that Robert S. Harden and James A. and Helen H. Lynd occupied the dwelling. None of the residents listed occupations. The dwelling is an example of the vernacular gable-front form, which is one of the dominant architectural forms in the Ocean City Historic District with examples dating from the 1880s to the 1920s. It also features the 2-story, full-width porch, which is one of the character-defining features of Ocean City’s residential architecture.

708-710 Fourth Street was built in 1912 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately two blocks northeast of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn map of 1923. Although additions have been constructed off of the side elevations, these additions are small and have not significantly altered or obscured the dwelling’s original form. It also retains a historically appropriate fenestration pattern, though the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but the dwelling retains its full-width porch and rusticated concrete-block foundation. The dwelling has diminishment of integrity of materials and workmanship, but retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Setting:
708-710 Fourth Street is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993), which uses Third Street as its northern boundary. It is located outside of and approximately 60 to 100 feet north of the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which uses Fourth Street as the northern boundary and excluded the 700 block due to several properties that postdate the recommended updated period of significance of 1879 to 1956. The survey update of 2018 recommends that the state/national boundary be amended and generally extended to Third Street because of the continuity of contributing resources on the 300 blocks of Central Avenue, Wesley Avenue and Ocean Avenue and recommended updated period of significance of 1879 to 1956. This would bring 708-710 Fourth Street completely within the local/state/national districts as a contributing resource.

Fourth Street is one of the streets that run approximately east-west across the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street forms the northern boundary of the historic district. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

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Location Map: (See Continuation Sheet for Maps)

Site Map:

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Demolished: NO  

**Notes:**
More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

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**Historic District ?** ☑

**District Name:** Ocean City Residential Historic District Expansion

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐
(known or potential sites. If Yes, please describe briefly)

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey  
**Surveyor:** Eryn Boyce and Rachel Craft  
**Organization:** Hunter Research, Inc.
This 2-story, 3-bay, vernacular, wood-frame dwelling was constructed circa 1910. The cross-gable roof has moderately overhanging boxed eaves and is finished with either diamond-pattern metal shingles or diamond-pattern asbestos shingles. The building is clad with replacement vinyl siding, and replacement fish-scale vinyl shingles are present at the attic level in the cross gable on the front elevation. An exterior brick chimney is located on the west elevation. The windows contain replacement double-hung 1/1 vinyl windows set in vinyl surrounds. A partial width porch spans the front elevation at the first story. It has a hip roof supported by square wood posts and wood picket railings. Access is via a wood staircase with turned wood post spindle railings. The porch shields the center-hall front entry, which contains a glazed and paneled wood door. An additional entry is located on the east elevation. A rusticated concrete-block foundation supports the dwelling. A 2-story, 2-bay, flat-roof addition, which was constructed between 1937 and 1956, extends from the rear elevation. The dwelling has a small front yard that has been landscaped with a lawn and bushes and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection. A non-contributing, modern, 1-story, 1-bay, gambrel-roof shed is located at the rear of the property.

It is estimated that 709 Fourth Street was constructed circa 1910. Historic maps confirm this date of construction, with the dwelling first appearing on the 1923 Sanborn map as a 2-story, L-shaped, wood-frame dwelling with a full-width porch. According to the 1922 Ocean City Directory, Annie D. Sheets, Kate B. Sheets and Mary E. Sheets occupied the residence. None of the residents listed occupations.
dwellings is an example of a vernacular dwelling that lacks any distinctive stylistic influences.

709 Fourth Street was built circa 1910 during the Ocean City Residential Historic District’s period of significance. It is located on a rectangular lot within the street grid approximately one block northeast of the camp meeting. The building largely retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1923. Although a rear addition has altered its original L-shaped form, this addition was constructed between 1937 and 1956 during the period of significance and is not easily visible from the front elevation. It also retains a historically appropriate fenestration pattern, though the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but the dwelling retains its partial-width porch and rusticated concrete-block foundation. The dwelling has diminishment of integrity of materials and workmanship, but it retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

Setting:
The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993); however, it is outside of the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which does not currently extend north of the 500 to 700 blocks of Fourth Street. This 2018 survey recommends that the national/state boundary be amended to extend north to Third Street to more closely coincide with the local district boundary. The north side of Fourth Street between Central Avenue and Ocean Avenue, in particular, is an intact streetscape containing a high concentration of period dwellings, mostly of a modest character, without non-contributing intrusions.

Fourth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

Registration and Status Dates:

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

SHPO Opinion: [ ]
Local Designation: 1/28/1993
Other Designation: [ ]
Other Designation Date: [ ]

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

Location Map: (See Continuation Sheet for Maps)
Site Map: (See Continuation Sheet for Maps)

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Property ID: -403576793
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Additional Information:
Demolished: NO
Notes:

More Research Needed? [ ] (checked=Yes)

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? [ ]
District Name: Ocean City Residential Historic District Expansion
Status: Contributing

Associated Archeological Site/Deposits? [ ]
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? [ ] ConversionNote: 85

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: -403576793
Description:
This 2.5-story, 3-bay, vernacular, gable-front, rectangular-plan, wood-frame dwelling was constructed in 1912. It has an asphalt-shingle roof, and a pent roof spans the front elevation and encloses the gable at the attic level. The first story is finished with wood clapboards and the second story and attic level are finished with wood shingles. A brick chimney projects from the roof ridge, and a hipped dormer is located on the west elevation. Most first- and second-story windows retain their original double-hung 9/1 wood sash, though some replacement double-hung 1/1 wood sash appear on the west elevation. Paired fixed or casement wood windows are present at the attic level. All windows have plain wood sills, lintels and casings and molded wood crowns. A 2-story porch spans the front elevation and wraps around and spans the west elevation. On the front elevation, the porch is recessed beneath the main roof block, which is supported by half-height grouped square Doric columns set on piers clad with wood shingles and clapboards. The original full-width porch was expanded as a wraparound porch between 1937 and 1956. On the west elevation, it has a flat or hip roof supported by grouped half-height square Doric columns set on piers clad with wood shingles and wood clapboards. The wraparound porch has replacement vinyl picket railings. Access is via a wood staircase with replacement vinyl picket railings. The porch shields the centered front entry, which contains a glazed and paneled wood door. The house rests on a concrete-block foundation. The dwelling has a small front yard that has been landscaped with ivy and bushes and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

According to tax records, 712 Fourth Street was constructed in 1912. Historic maps confirm this date of construction, with the dwelling first
appearing on the 1923 Sanborn map as a rectangular, wood-frame dwelling with a full-width porch. A review of historic aerials indicates that the porch was expanded into a wraparound porch between 1937 and 1956 (Sanborn Map Company 1937; NETR 1956). The 1921 Ocean City Directory reports that Samuel H. and Margaret Brown and Cecilia Brown occupied the dwelling. Samuel H. Brown worked as a physician. The dwelling is an example of a vernacular dwelling that lacks any distinctive stylistic influences. Vernacular dwellings predominate within the Ocean City Residential Historic District, with examples dating from the 1880s to the 1950s.

712 Fourth Street is located on a rectangular lot within the street grid approximately one block northeast of the camp meeting park. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1923 and the expanded porch of 1937 to 1956 is also stylistically consistent with the original form, massing and appearance of the dwelling. The dwelling also retains a historically appropriate fenestration pattern and most of its original wood windows. Modern replacement materials, including the asphalt-shingle roof and vinyl picket porch railings, are present, but the dwelling possesses most of its original exterior materials, including its wood clapboard and shingle siding and concrete-block foundation. Alterations have minimally impacted the dwelling’s integrity of design, materials and workmanship, but the property is judged to have sufficient integrity of materials, workmanship, setting, location, feelign and association and is recommended contributing.

Setting:
The property is presently located approximately 35 feet outside and southeast of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and is located outside but immediately adjacent to the eastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the alley that runs from Fourth Street to Fifth Street between Wesley Avenue and Ocean Avenue. The property is judged to be within an area of potential boundary expansion due to the fact that the intervening neighboring properties are 50 years of age and retain historical integrity (701 Fourth Street, 705 Fourth Street, 707 Fourth Street, 708-710 Fourth Street and 709 Fourth Street) and that the residential character of the district continues uninterrupted from Ocean Avenue east onto Fourth Street. There is sufficient continuity on the Fourth Street streetscape east of Ocean Avenue to incorporate a portion of this block into the district.

Fourth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

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

Location Map: Site Map: (See Continuation Sheet for Maps)

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Demolished: NO  
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**Historic District?**  
☑

**District Name:** Ocean City Residential Historic District Expansion  
**Status:** Contributing  

**Associated Archeological Site/Deposits?**  
☐

(known or potential sites. If Yes, please describe briefly)
Ocean City Architectural Survey
Block 404, Lot 15
712 Fourth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1340695587

Property Name: 717-725 Fourth Street aka 340-342 Atlantic Avenue (Coastal Court)
Ownership: Private
Address: 717-725 Fourth ST
Apartment #: Apartment #:
ZIP: 08226

PROPERTY LOCATION(S):
County: CAPE_MAY
Municipality: Ocean City
Local Place Name: Ocean City
USGS Quad: 304
Block: 34
Lot: Lot:

Property Photo:

Description:
This 3-story, 23-bay, wood-frame, condominium building known as Coastal Court was constructed in 1975 with Tudor Revival-style influences. It is comprised of two wings, one of which fronts Fourth Street and one of which fronts Atlantic Avenue. It has an asphalt-shingled, shallow mansard roof with slightly overhanging eaves and featuring faux cross gables and is clad with stucco and half-timbering and a random-pattern stone veneer at the first story. The building has vinyl casement windows, each of which is framed by the half timbering. Most units have second-story porches, which are recessed beneath the third story, but 725 Fourth Street and 342 Atlantic Avenue feature 2-story porches topped by shed roofs that intersect at the corner of the building’s two wings. Each unit has its own front entry, and the entries contain glazed and paneled wood doors flanked by a sidelight. The building has small front and side yards landscaped with bushes set in gravel beds lined with granite blocks.


717-725 Fourth Street/340-342 Atlantic Avenue is located on a rectangular lot at the corner of Fourth Street and Atlantic Avenue approximately one block northeast of the camp meeting park. It was constructed in 1975 and is less than 50 years of age at the time of this
survey update in 2018.

Setting:
The property is currently located outside of and approximately 150 feet northeast of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Fourth Street and Fifth Street between Ocean Avenue and Atlantic Avenue; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993). This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it postdates the recommended updated period of significance (1879-1956) and its size, scale and massing interrupts the continuity of the historic district and is an intrusive visible barrier that breaks the rhythm of the residential streetscape on Fourth Street as seen by pedestrians. 712-725 Fourth Street/340-342 Atlantic Avenue is a non-contributing resource with a late-20th-century architectural character and scale that creates boundary separation between the Ocean City Residential Historic District and the Ocean City Life-Saving Station (SR 4/7/2013, NR 7/13/2013) at 801 Fourth Street.

717-725 Fourth Street/340-342 Atlantic Avenue is located at the corner of Atlantic Avenue and Fourth Street. Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street and the new Ocean City High School on the east side of the Street. At Eighth Street, Atlantic Avenue gradually becomes more commercial, with commercial buildings and large hotels/motels and condominium buildings increasingly interrupting the visual continuity of a residential neighborhood.

Registration and Status

National Historic Landmark?: No

National Register:

New Jersey Register:

Local Designation:

SHPO Opinion:

Local Designation Date: 1/28/1993

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?: Yes

Is this Property an identifiable farm or former farm?: No

Location Map: (See Continuation Sheet for Maps)

Site Map:

BIBLIOGRAPHY:

Author: Title: Year: HPO Accession #: (if applicable)

(Polk's Ocean City Directory) Polk's Ocean City Directory 1924

(The Tichnor Brothers Postcard Collection, Boston Public Library) The Tichnor Brothers Postcard Collection, Boston Public Library 2018

(Boyd's Ocean City Directory) Boyd's Ocean City Directory 1921

(Boyd's Ocean City Directory) Boyd's Ocean City Directory 1922

(Polk's Ocean City Directory) Polk's Ocean City Directory 1937

(West Jersey History Project) West Jersey History Project 2013

(Polk's Ocean City Directory) Polk's Ocean City Directory 1928

Ocean City Residential Historic District, National Register Nomination Form 2001

(Cain, Tim) Peck's Beach: A Pictorial History of Ocean City, New Jersey 1988

(Images of America: Ocean City, New Jersey, Volume II) Images of America: Ocean City, New Jersey, Volume II 1998

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Property ID: 1340695587

Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.
**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey  
**Surveyor:** Eryn Boyce and Rachel Craft  
**Organization:** Hunter Research, Inc.

---

**Demolished:** No  
**Survey:** CAP GB 70 v6: Non-contributing to H.D. (1/1/1990)

**More Research Needed?** Yes

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**Additional Information:**
- **District Name:** not applicable
- **Status:**
- **Associated Archeological Site/Deposits?** No

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**District: 0      **

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**Conversion Problem?** Yes  
**ConversionNote:** 339

**Date form completed:** 5/31/2018
Ocean City Architectural Survey
Block 304, Lot 34
717-725 Fourth Street aka 340-342 Atlantic Avenue (Coastal Court)
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 801 Fourth Street (Ocean City NJ Life-Saving Station)
Address: 801 Fourth ST
ZIP: 08226
Ownership: Public
Apartment #: Property Photo:

**Property Location(s):**
Country: CAPE_MAY Municipality: Ocean City Local Place Name: Ocean City USGS Quad: Block: 303 Lot: 49

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

**Description:**
This property (Block 303/Lot 409) contains two structures. The Ocean City, NJ Life-Saving Station is located at the front of the property and was constructed in 1886 and expanded to its current dimensions in 1905. The garage/shed was constructed in three phases between circa 1895 and circa 1910. The property is individually listed on the New Jersey and National Registers of Historic Places (SR 4/7/2013, NR 7/13/2013).

Ocean City, NJ Life-Saving Station

The 1.5-story, 4-bay, wood-frame Ocean City, NJ Life-Saving Station was originally constructed in 1886 in the Carpenter Gothic style. In 1905, two 1-story, full-length, shed-roof additions to the north and south elevations expanded the building to its current dimensions. The building has recently been restored to its original appearance. It has a wood-shingle roof with moderately overhanging eaves supported by purlins that extend beyond the roof rake, two of which feature braces, and is finished with wood shiplap siding at the first story and wood shingles at the second story. Two gabled dormers finished with wood board-and-batten siding project from the steeply-pitched roof, one each centered on the north and south elevations, and an enclosed lookout tower appears at the east end of the roof above the front elevation. The lookout tower was rebuilt in the 1970s to resemble the original one, which was demolished in the 1940s or 1950s. A-shaped trusses with pointed king posts extending below the tie beam and ending in a finial above the ridge peak adorning the roof at the gable...
The Ocean City, NJ Life-Saving Station was constructed in 1886 by the United States Life-Saving Service. It was in a design known as the 1882-Type, which is named for the year in which the first station of this type was built. It is believed to be the design of James Lake Parkinson, an Irish architect who worked as the Assistant Superintendent of Construction for the Life-Saving Service. It was one of 45 stations established on the coast of New Jersey and one of 292 established in the United States before the modern Coast Guard was founded in 1915. Currently, it is one of only 15 stations that survive in New Jersey. These life-saving stations played an important role in New Jersey’s maritime history, housing the members of the Life-Saving Service who helped to safeguard the crews that manned the ships that sailed along New Jersey’s coast by warning them of dangers and rescuing crews whose ships became grounded. In 1901, the crew of the Ocean City Station under the leadership of Captain John Mackey Corson rescued the crew of the Sindia (DOE 12/27/1991; SHPO Opinion 4/12/1989), an American bark carrying cargo from Japan that shipwrecked off the coast of Ocean City near Seventeenth Street in December (Bzdak 2001; Miller 2003). All members of the crew were rescued without casualties. The Sindia shipwreck became an important landmark and tourist attraction in Ocean City during the 20th century, but all visible signs of the wreck disappeared during beach replenishment projects in the 1990s (Miller 2003). The crew of the Life-Saving Station also rescued numerous sailors and swimmers who got into danger near the Station. In 1905, the building was expanded with two shed-roof additions to the north and south (side) elevations.

After the Coast Guard was established in 1915, it assumed control of the Ocean City, NJ Life-Saving Station. The station remained fully operational until 1936, when the Coast Guard constructed a new station on the west side of Ocean City on the lagoon on Great Egg Harbor Inlet. By this time, operations at the Ocean City, NJ Life-Saving Station had become severely limited due to its distance from the beach, which had gradually migrated to the east. By 1936, the location of its motor lifeboat was a mile from the station. After 1936, the Ocean City, NJ Life-Saving Station became an inactive annex and was likely used for storage. In 1941, it was reopened to house personnel and equipment for the beach patrols that monitored the coast of New Jersey for saboteurs and German submarines during World War II. After World War II ended in 1945, the federal government finally closed the Ocean City, NJ Life-Saving Station and sold it for use as a private residence. A series of renovations, including the demolition of the original lookout tower, the removal of the original 1905 windows and changes to the original fenestration pattern, occurred during this period. The Ocean City municipal government purchased the property in 2010, and the building has recently been restored to its original appearance (York 2011).

The Ocean City, NJ Life-Saving Station is located on a rectangular lot on the north side of Fourth Street approximately one block northeast of the camp meeting. It was individually listed on the New Jersey and National Registers of Historic Places (SR 4/7/2013, NR 7/13/2013) under Criteria A and C as “a largely intact example of a coastal rescue station that played an important role in the maritime history of New Jersey” (York 2011). It is the only extant example of the four 1882-Type stations built in New Jersey and as one of only six extant examples of the 25 1882-Type stations built on the Atlantic coast between 1882 and 1891 (York 2011). The building retains its original orientation, form and massing as documented by a Sanborn fire insurance map of 1890 and historic photographs (see Continuation Sheets). Although a series of renovations in the mid-20th-century altered the building’s appearance, much of the original exterior fabric, most notably the original wood siding, survived. The building has recently been restored to its 1905 appearance, and any new exterior fabric has been replaced in-kind with historically appropriate materials. The station’s setting has changed substantially over the years. The building originally stood near the shore apart from residential development, but largely became surrounded by residential construction in the 1910s to 1920s. Commercial development along the shore and boardwalk has divorced the station from the ocean. More recent development such as the large condominium at the northwest corner of Atlantic Avenue and Fourth Street further impacts the integrity of setting.

Garage/Shed

According to the National Register nomination (York 2011), the 1-story, 1-bay, gable-front garage/shed may have been constructed in three phases between circa 1895 and circa 1910. The oldest section, which may date to circa 1895, is located at the rear (west) of the building. A small middle section, whose construction date is unknown, connects it to the front section, which was constructed after 1910 and served as a garage. The small bump out on the front elevation was constructed after 1964. The building has an asphalt-shingle roof with slightly overhanging eaves above molded wood trim and is clad with tongue-and-groove vertical board wood siding, except for the south (side) of the rear section, which features wood shiplap siding and may be original. The windows have been boarded over, and a paneled metal garage door in the bump out on the front elevation provides access to the interior. An additional entry containing a replacement wood door is located on the south (side) elevation. The building rests on a concrete slab.

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey Property ID: 347335180
The garage/shed was constructed in three phases between circa 1895 and circa 1910. The circa 1895 rear (west) section of the building may originally have been part of the larger of the two wood-frame sheds that appear north of the Ocean City, NJ Life-Saving Station on a historic photograph dating to circa 1894 (York 2011). According to the National Register nomination (York 2011), drawings of a similar outbuilding from a design for an 1886 station divided it into four rooms with a privy and an oil and paint closet at one end and separate areas for coal and wood at the opposite end. Watson (2011) speculates that the two rooms that survive on the interior of the garage/shed at the rear of the building were likely originally a privy and an oil and paint closet. A review of historic maps indicates that the garage/shed had reached its current appearance by 1923, with it appearing on a Sanborn fire insurance map of 1923 as a 1-story, rectangular, wood-frame garage (Sanborn Map Company 1923).

Unlike the Ocean City, NJ Life-Saving Station, the garage/shed has not been restored. It retains its historic orientation, form and massing as documented by the Sanborn map of 1923. It also retains a historically appropriate fenestration pattern, though the windows have been boarded over. Although replacement materials, most notably the asphalt-shingle roof, are present, the visible exterior fabric appears to maintain high integrity, retaining its original wood shiplap and tongue-and-groove vertical board siding. Integrity of location, feeling and association are also present. The building is listed on the New Jersey and National Registers of Historic Places (SR 4/7/2013, NR 7/13/2013) as part of the Ocean City, NJ Life-Saving Station property.

Setting:
The property is currently located approximately 250 feet northeast and outside of the eastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the alley that connects Fourth Street and Fifth Street between Ocean Avenue and Atlantic Avenue; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993). This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is located in an area at the edge of the study area where the continuity of the historic streetscape on the north side of Fourth Street has been interrupted by a modern building. The neighboring property on the west side of Atlantic Avenue (717-725 Fourth Street/340-342 Atlantic Avenue) was constructed in 1975 and is a large condominium building that occupies half of the 700 block of Fourth Street. It serves as an intrusive visual barrier that breaks the rhythm of the residential streetscape on Fourth Street as seen by pedestrians. In addition, the neighboring property at the western corner of Atlantic Avenue and Fourth Street (400 Atlantic Avenue) is mixed-use.

The Ocean City, NJ Life-Saving Station is located at the corner of Atlantic Avenue and Fourth Street. Atlantic Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, residential buildings, which are between 1.5 and 2.5 stories with few rising higher than the tree lines, predominate, though they are interspersed with commercial buildings. New construction has also interrupted the continuity of the historic streetscape along Atlantic Avenue in several locations. Between Fifth Street and Sixth Street, Atlantic Avenue’s streetscape is dominated by a municipal parking lot and municipal tennis courts, which replaced the original Ocean City High School, on the west side of the street and the new Ocean City High School on the east side of the Street. At Eighth Street, Atlantic Avenue gradually becomes more commercial, with commercial buildings and large hotels/motels and condominium buildings increasingly interrupting the visual continuity of a residential neighborhood.

Fourth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. Fourth Street is a two-lane asphalt road featuring concrete curbs and sidewalks and evenly spaced street trees. Driveways and garages providing off-street parking are rare and are primarily present on properties containing houses constructed during the last 30 years, which makes on-street parking frequent. Houses line both sides of the street, some of which are oriented to Ocean City’s principal north-south avenues. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards featuring lawns or hardscaping.

BIBLIOGRAPHY:

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
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Additional Information:
Demolished: NO
Survey: CAP GB 70 v2: Key-Contributing to H.D. (1/1/1990)
Notes:

More Research Needed? [ ] (checked=Yes)
Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

Property ID: 347335180

Date form completed: 5/31/2018

District Name: not applicable
Status: 

Historic District? □

Associated Archeological Site/Deposits? □

Conversion Problem? □ ConversionNote: 266

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

Text55:
Photograph 2: Oblique view of the Ocean City, NJ Life-Saving Station showing the south (side) and rear elevations. View looking northeast.
Photograph 3: View of the rear elevation of the Ocean City, NJ Life-Saving Station. View looking southeast.
Photograph 4: Oblique view of the Ocean City, NJ Life-Saving Station showing the north (side) and rear elevations. View looking south.

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Photograph 5: Oblique view of the garage/shed located at the rear of the property. View looking north.
Photograph 6: Ocean City, NJ Life-Saving Station as originally constructed, no date. Source: Esposito 1998.

Ocean City Architectural Survey
Block 303, Lot 49
801 Fourth Street (Ocean City NJ Life-Saving Station)
Location Map

NJGIN Orthophotography 2015

USGS 7.5’ Topographic Series, Ocean City, NJ Quadrangle (1989)
United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

1. Name of Property

Historic name Ocean City, NJ Life-Saving Station
Other names/site number U.S. Life Saving Station 30, Fourth Street Life Saving Station

2. Location

street & number 801 Fourth Street
city of town Ocean City
county Cape May
State New Jersey code NJ

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

X national  X statewide  X local

Signature of certifying official

Date

Title

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register

X determined eligible for the National Register

X determined not eligible for the National Register

X removed from the National Register

X other (explain:)

Signature of the Keeper

Date of Action
5. Classification

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Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing)
N/A

6. Function or Use

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7. Description

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Narrative Description
(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

See Section 7 Continuation Sheet
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- X A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

- Maritime History
- Transportation
- Architecture

Period of Significance
1886-1945

Significant Dates
1886, 1905

Significant Person
(Complete only if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
James Lake Parkinson (Architect)

U.S. Life-Saving Service

Developmental history/additional historic context information (if appropriate)
See Section 8 Continuation Sheet

The Ocean City Life-Saving Station was used as a coastal rescue station by the U.S. Life-Saving Service between 1886 and 1915, and by its successor, the U.S. Coast Guard, from 1915 until 1937. Between 1941 and 1945, during World War II, the station housed personnel and equipment for anti-saboteur and submarine beach patrols.

Criteria Considerations (explanation, if necessary)

Narrative Statement of Significance (provide at least one paragraph for each area of significance)
See Section 8 Continuation Sheet
9. Major Bibliographical References
Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)
See Section 9 Continuation

Previous documentation on file (NPS):  
   Preliminary determination of individual listing (36 CFR 67 has been requested  
   Previously listed in the National Register  
   Previously determined eligible by the National Register  
   Designated a National Historic Landmark  
   Recorded by Historic American Buildings Survey  
   Recorded by Historic American Engineering Record

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property  29 acre  
(Do not include previously listed resource acreage)

UTM References  
(Place additional UTM references on a continuation sheet)

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Verbal Boundary Description (describe the boundaries of the property)
See Section 10 Continuation Sheet

Boundary Justification (explain why the boundaries were selected)
See Section 10 Continuation Sheet

11. Form Prepared By

Editor, Penelope Watson, AIA  
organization  c/o Watson & Henry Associates  
date 23 September 2011  
street & number  12 N. Pearl Street  
telephone  865-451-1779  
city or town  Bridgeton  
state  NJ  
zip code  08302  
e-mail  wwork@PortOne.com; pwatson@watsonhenry.com

Additional Documentation  
Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Additional items
(Check with the SHPO or FPO for any additional items)

**Photographs**
Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 dpi (pixels per inch) or larger. Key all photographs to the sketch map.

See Section 11 Continuation Sheet

**Property Owner**
(Complete this item at the request of SHPO or FPO.

Name  The City of Ocean City

Street & number  861 Asbury Avenue  telephone  609-399-6111

City or town  Ocean City  state  NJ  zip code  08226

---

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.
Built in 1886, the Ocean City Life-Saving Station housed a crew of lifesavers whose mission was to rescue victims of coastal shipwrecks. The Station is located on the third of three different sites in Ocean City. The station houses on the two previous sites (built in 1853-54 and in 1872 respectively) no longer survive (at least not at their original locations) and the U.S Life-Saving Service no longer owns the two earlier sites. It is the third site (on which the 1886 Station house was built) that is the subject of this nomination.

The Station consists of an 1886 Station house with 1905 additions where the crew lived, and a small outbuilding, the earliest part of which dates from ca. 1895.1 The Station house is a one-and-a-half story wood frame Carpenter Gothic style building, approximately 61 feet long by 55 feet wide, with a one-story lookout tower that protrudes through the roof towards the front of the building. The Station was a U.S. Life-Saving Service rescue station from 1886 until 1915 (when the U.S. Coast Guard was formed and took over the Life-Saving Service), and was a U.S. Coast Guard station from 1915 until it was deactivated in December 1936 when a new and larger station was completed in another part of Ocean City to replace it. The Coast Guard retained ownership of the Station after 1936 and from late 1941 until the spring of 1945 it was used to house personnel and equipment for the World War II-era mounted beach patrols that looked for saboteurs and German submarines off the New Jersey coast. It was then closed and turned over to the General Services Administration for disposal and was sold for use as a single-family residence in October 1945.

The outbuilding is a one-story gable-roofed wood frame structure approximately 30 feet long by 12 feet wide that consists of a shed in the back section attached to what last was a garage in the front. It was built in a simple vernacular style as a storage shed and may have been used to store tack for horses used in the World War II beach patrols. Sometime before the mid-1960s it was used as a car garage.

Site Description

The Ocean City Life-Saving Station is situated on a rectangular .29-acre lot, 100 feet by 130 feet, at 801 Fourth Street on the northeast corner of Fourth Street and Atlantic Avenue in a residential section of Ocean City. The Station house is located approximately in the center of the lot and is oriented east to west, front to back. The outbuilding is north of and parallel to the Station house.

1 The term “station” was used interchangeably by the Life-Service and the Coast Guard to refer to both the main building where the crew lived and to the complex of buildings, structures and grounds. In this nomination “station house” is occasionally used to refer to the building where the crew lived and the rescue equipment was kept to differentiate it from the entire site.
When the building was constructed in 1886 it was located directly on the beachfront, but during the late 19th and early 20th centuries the beach began to build up in front of the Station and in doing so the shoreline moved further and further to the east away from the Station. The Station is now almost a quarter mile from the beach and the land in between has been filled in with housing so that it’s now in the middle of a densely built-up residential area in a location that feels out of context with its original setting (Photo 1). The movement of the shore made it difficult to effectively operate the Station and as a result the site was abandoned in late 1936 and a new station, now called the Great Egg Coast Guard Station, was established a mile and a quarter to the north.

The Ocean City Life-Saving Station lot is flat and grassy. The earliest known photographs, which were taken ca. 1890, show the land surrounding the buildings to be sand, but fill may have been brought in at a later date as a ca. 1915 photo shows the lot to be grassy. Narrow concrete sidewalks that were installed before 1925 extend from the middle of the west and south sides of the Station house to Atlantic Avenue and Fourth Street, respectively, and a concrete pad that was added in 1968 extends from the front of the garage to a 15-foot alley that runs along the north side of the lot. There is no fence around the property but photos taken between ca. 1895 and 1931 show a wooden post and rail fence with three levels of rails surrounding the Station grounds. There are a few small and moderate sized trees on the site which date from after the building became a private residence in 1945.2

At the southwest corner of the lot are four rectangular concrete pads, nearly flush to the ground, that may have been supports for a metal flag and signal tower that was used while the Station was in service. Signal towers were located at nearly every station and most of the metal ones were a standardized skeleton four-sided tapered design that was introduced in the 1920s. It’s not known for certain if a tower was built at Ocean City but if it was it might have been after 1931, as this is the date of the last known photo of the Station before it was sold and a tower doesn’t appear in this or in any earlier photos.

In the center of the concrete pads is the base for a wooden flagpole that is roughly as high as the peak of the Station's roof. This probably dates from after the Station was closed, as it doesn’t appear in the 1931 photo or any earlier ones. The earlier photos show a flagpole further toward the east, approximately opposite the south entrance door.

Ocean City Life-Saving Station Description

Exterior Description

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2 Much of the description of the station is based on the original plans and specifications for a station of this design (an 1882-Type station), plans for the Chadwick, NJ station that show the same additions that were added to Ocean City in 1905, photographs taken between ca. 1890 and 1931 while the station was in service, and a collection of photos with dated handwritten description that were taken between September 1964 and the summer of 1975, many of which show work in progress.
The Ocean City Life-Saving Station consists of the original 1886 rectangular one-and-a-half story core section of the building that faces east, flanked by two 1905-one story full-length lean-to additions, one on the south side and the other on the north side (Photo 2). A porch runs along all of the west (back) and the south sides, and along a third of the east (front) of the Station. The roof is steeply pitched with two original gable dormers, one each approximately in the middle of the north and south sides of the roof, and an enclosed lookout tower on the east end of the roof which was rebuilt in the 1970s to closely resemble the original one, which had been demolished in the 1940s or 1950s.

When the Station was built there was a 20-foot long by six-foot wide, two-room shed-roof lean-to with a porch at the west end that was attached to the west end of the south side of the original section of the building. This was removed in 1905 when the larger full-length lean-to was added on this side.

The original 1886 core is approximately 45 feet long by 21 feet wide. The two full-length side lean-tos are each 13 feet wide, and the porch that extends along the back, south and part of the front of the Station is eight feet wide. This brings the overall dimensions of the first floor, including the lean-to and the porch, to 61 feet long by 55 feet wide. (Figures 6 and 8-10 show the Ocean City Life-Saving Station in its original 1886 configuration, while figures 12-15 show it after the 1905 additions were added.)

The foundation of the 1886 section was made of four-foot high pilings bearing on mudsills along the north and south walls and the east-west centerline. Some of the original pilings survive though most have been replaced with concrete block pilings, bearing on pre-cast concrete footings. The two 1905 lean-tos bear on concrete block pilings, which, in turn, bear on pre-cast concrete footings. The perimeter of the foundation has been encased in pressure treated lumber, covered with coil flashing.

The Station’s facade faces east and is made up of three sections. At the south side of the facade is the front end of the south lean-to which is covered by a section of the porch; to the north is the front of what was the original section of the Station in the middle of the facade; and at the north end is the front of the north lean-to.

In the middle of the front of the 1905 south lean-to were two double-hung four-over-four windows with shutters. These were replaced with an external brick chimney that extends through the porch roof and serves an interior fireplace that was added in 1967. The porch roof framing, which is exposed from the underside, rests on a boxed beam that’s supported by square wooden columns with a simple Doric capital, spaced approximately twelve feet apart (Photo 5).

On the first floor in the center of the facade were originally two large full-height six-paneled sliding doors that opened on to a boatroom where the surfboat and rescue equipment were kept. These were replaced with swinging doors in 1905. The surfboat was kept on a wagon and exited the boatroom over a ramp in front of the doors. Sometime between 1945, when the building became a residence, and 1968, the ramp was removed and the doors were replaced with a bank of three six-over-six double-hung windows. These in turn were replaced in or after 1975 with the three similar sized one-over-one sashes that are there now. To the north (right) of the
center windows in the original section of the Station was a four-over-four double-hung window with shutters, added in 1905, that was replaced between 1945 and 1968 by a door with panels on the bottom and six lights above that leads into the former boatroom. To the north of the door, in the east end of the north lean-to, are two six-over-six double-hung windows that were also installed between 1945 and 1968, replacing two large hinged doors with a ramp in front that led into a second boatroom that was added in 1905. Until recently, a greenhouse dating from after 1973 covered the door and the two north windows at the north end of the facade. A hood that was over the door was removed when the greenhouse was added.

On the second floor of the facade is a large bay window that was added in 1975 with a single fixed pane in the center flanked by a one-over-one sash on each side. The bay window replaced two original windows with four-over-four sashes and shutters.

The Ocean City Life-Saving Station’s signboard, which originally read “U.S. Life Saving Station” and then “U.S. Coast Guard Station” after 1915, can been seen below the second floor bay window (Photo 3). The lettering has been painted over.

The slope of the roof on the facade’s gable end, seen in profile, is in two planes from the peak to the eaves as the pitch becomes less steep at the point where the main roof meets the roof over the side lean-tos. The eaves of the front of the roof, which overhang the gable end by approximately three feet, are supported by four purlins that extend about a foot beyond the rake boards. The upper two purlins, which are located about three feet above where the main roof meets the roof over the lean-tos, have a diagonal brace support underneath them, while the two lower ones do not. Until at least 1931 there was an A-shaped truss in the peak of the gable end that featured a tie beam just above the top of the second floor double hung windows and a pointed king post that extended about a foot below the tie beam and ended in a finial above the ridge peak. The tie beam and king post were removed between 1931 and 1968 and replaced with a short pointed finial about two feet long.

The roof, which was originally wood shingles, is covered with dark red asphalt shingles that are a traditional Coast Guard era color (Photo 4). A 1905 chimney that went through the roof of the south gable dormer was removed in 1968 and a chimney that protruded through the peak of the roof at the west end may have also been taken down at the same time or later.

The Station’s north side, which is part of the 1905 north lean-to, has four one-over-one double-hung windows with shutters that are louvered at the top and paneled at the bottom (Photo 6). Three of the window locations,
their frames, and shutters appear to be original but the original sashes, which were probably four-over-four like the ones on east end of the south lean-to, were replaced in 1971-72. The easternmost window was moved about three feet west of its original location to accommodate the installation of a bathroom. The siding is the same shiplap siding as found on the first floor of the east facade.

Above the lean-to in the middle of the roof’s north side is a single dormer that’s part of the original 1886 section of the Station with two one-over-one double-hung windows. The dormer originally had two four-over-four double-hung windows with shutters like the ones on the first floor but these were shortened in 1905 to four-light casements, half the height of the original ones, because when the lean-to was added its roof met the dormer above the bottom of the original windows. The present one-over-one windows replaced the casements after 1968.

The eaves of the dormer are the same style as those of the main roof gable ends with long overhangs, and a center finial piercing the roof ridge. This replaced the A-shaped truss in the peak that was a slightly smaller version of the original gable end peak. The face of the dormer is sided with board and batten vertical siding that appears to be original to 1886.

On the first floor at the north end of the west (back) elevation is a small screened-in porch (Photo 6). The porch dates from 1905 but it was screened in after 1931. Within the porch on the west wall of the Station is a six-over-one double-hung window and a paneled and nine light door that leads to a bedroom in the west end of the north lean-to. The window dates from 1905 but the sashes were probably originally four-over-four that were replaced in 1971-72.

To the south of the porch is a small one-room extension, now a mechanical room, which was added after 1931 and probably before 1964, possibly at the same time the porch to the north was screened in (Photo 6). On the west end of the mechanical room is a six-over-six double-hung window and a four-panel door. The window doesn’t match any others on the Station now or in the historic photos, but the door may have been relocated from the interior of the 1886 or 1905 section. To the south of the mechanical room, in what was the original section of the Station, is an original window with louvered and paneled shutters like those on the north side but the original four-over-four sashes have been changed to one-over-one. The window, originally directly beneath the second story window, was relocated to the south after 1931. A door to the right of the window, which replaced an original window in 1905, has panels on the bottom, twelve diamond shaped glass panes above, and is topped by a transom with diamond shaped panes. This door also has been moved to the south of its original location. At the south end of the west elevation, on what is the west end of the 1905 lean-to, is another double-hung one-over-one window with louvered and paneled shutters. The first floor of the west side is sheathed with shiplap siding, except for the three sides of the mechanical room, which are clapboarded. An eight-foot wide porch runs across all of the west side except for the mechanical room; the roof of the mechanical room is a continuation of the porch roof.
The second floor of the west elevation is sided with wood shingles and has two one-over-one windows in their original center location with the same louvered and paneled shutters that are found on many of the other windows. The sashes replaced the original four-over-four ones, probably in 1975. The eaves of the roof at the west end, which originally had the same A-shaped truss as found on the facade, now match the post 1931-facade eaves.

The Station's south side, which is part of the 1905 south lean-to, has a bank of two one-over-one double-hung windows with louvered and paneled shutters at the west end. The windows replaced a single original four-over-four window in 1971-72 that was further east, but the shutters were probably reused from the original window.

To the east of the windows are a 1905 doorway and transom of the same style as the one in the middle of the west side. At the east end is a bank of three double-hung one-over-one windows that also date from 1971-72 with louvered and paneled shutters. The two end windows of the bank are located where two original ones were, while the middle window was added in between. The wall is sheathed with shiplap siding. A porch extends along the full length of this elevation.

On the second floor is a dormer in the approximate middle of the roof that matches the one on the north elevation. When the south lean-to was added, a brick chimney on the first floor below the dormer went through the attic above, pierced the roof of the lean-to, and rose along the outside wall of the dormer between the two windows. This was taken down in 1968.

The original 1886 lookout tower, which was where the crew kept a watch of the coast during the day for shipwrecks, was removed from the east end the Station's roof sometime after 1931 and was reconstructed between 1968 and 1975. The new tower is slightly smaller in footprint and shorter in height than the original one and is clad in board and battens rather than shingles, but otherwise looks the same. Like the original, it has ten double-hung windows, two on the north and south sides and three on the east and west sides, which are the wider sides. The sashes are four-over-four on the west and south, and six-over-six on the east and west; the sashes were possibly reused from another building. All of the windows have been boarded over on the outside with plywood.

The base of the tower is sided with the same red asphalt shingles as the roof and dormers while the sides are sheathed with vertical board and batten siding. The gables of the tower roof, whose ridge runs perpendicular to that of the main roof, originally had the same A-shaped trusses as the main roof and dormers but they have also been replaced with finials like those found on the other gable ends.

The first floor siding, window sash and trim are painted off-white with dark red shutters and doors, similar in color to the roof shingles. The east and west end walls of the second floor and the siding of two dormers are painted the same red as used on the first floor shutters and doors. The roof trim, the dormer sashes, the trim and shutters, and the all of the lookout tower are off-white.
A small basement is located under the northwest corner of the Station (room 001), under the north end of the kitchen and the west end of the north lean-to, and is approximately 16 feet long from north to south, eight feet wide from east to west and four feet high. It dates from 1905 and part or all of it may have originally been a coal bin. It has poured concrete walls and floor, with exposed joists of the underside of the floor above. A trap door in a pantry on the first floor along the north side of the kitchen (between rooms 106 and 108A), with a steep ladder down, is the only access. An opening in the basement’s north wall leading to a wooden hatch in the ground along the north side of the Station was probably a coal chute. Under the rest of the Station is a crawl space, approximately three feet high, with a beach sand floor that was part of the Station’s original beachfront location. There’s an opening from the basement’s south wall that originally allowed access into the crawlspace but pipes in the crawlspace that run past the opening have made access impossible. The only way into the crawlspace is through a wooden hatch in the ground along the east side of the Station.

When the Ocean City Life-Saving Station was built the first floor of the original section consisted of only two main rooms. A boatroom in the east (front) end (in what are now rooms 101, 110, 110B, 110C, 110D, and the space occupied by the stair hall to the second floor) took up about two-thirds of the floor. A living room/kitchen was in the west (back) end (room 105). A chimney in the middle of the west wall of the living room/kitchen served a wood or coal stove for heating and cooking. The stairs to the second floor were originally located along the west end of the north wall of the Station to the north of the kitchen/living room. A pantry, entry hall and porch were contained in a small original lean-to at the west end of the south side. As per the original construction specifications, the walls and ceilings of the first and second floors were plastered expect for the boatroom, which was covered with beaded matchboards. The floors were tongue-and-groove boards throughout the Station. No major changes are known to have been made to the interior before the 1905 side lean-tos were added.

The lean-tos more than doubled the size of the first floor. While the boatroom and kitchen remained largely intact, one major change to the original section was the relocation of the stairs to the second floor from along the west end of the Station’s north wall to the west end of the boatroom along the wall between the boatroom and the living room/kitchen, perpendicular to their original location. A closet for a room at the west end of the north lean-to and a small hall next to the closet that ran between the kitchen and above mentioned room were created where the stairs were originally located.

The lean-to along the north side of the Station was originally two rooms; a room in the east (front) two-thirds was used to store additional rescue equipment and an extra surfboat, while an office for the keeper, who was in charge of the Station, was located in the west (back) third. A narrow set of stairs along the west wall of the storage/boatroom room led to an attic above the lean-to.

3 See station drawing SK1 for the plan of the basement and first floor.
The south lean-to had a dining room at the east end with a chimney for a wood or coal stove in the northwest corner, an entrance hall in the middle, and a large walk-in closet at the west end for the crew's storm clothes. The walls and ceilings of the rooms in the lean-to were plastered, or were plastered above vertical, capped wainscoting, except for the storage/boatroom in the front of the north lean to which had matchboards on the walls and ceilings like the main boatroom. The floors were tongue-and-groove boards.

After the Ocean City Life-Saving Station was enlarged in 1905 it's believed that no major changes were made while it was in service. But when it was converted to a residence in 1945 a number of changes were made to the inside, most of which occurred between 1964 and 1972. During this period most of the original plaster and the matchboards in the two boatrooms were removed from the walls, and replaced with sheetrock (gypsum board). Inspections have revealed the ceilings were left intact and concealed behind suspended sheetrock ceilings. Some of the original flooring was taken up or covered over with new flooring, most of the window and door trim, the baseboards and interior doors were replaced, all of the windows were replaced and most openings were relocated, and some of the rooms were reconfigured.

In the original section of the Station, the boatroom at the east end (room 101) was converted into a large living room after 1945 and the large doors in the east end were replaced with the bank of three windows that are there now, with second-generation sashes (Photo 8). Photos of the room taken during the winter of 1971-72 show new wiring and plumbing being installed, with some of the matchboards having been removed from the east wall. Almost all of the matchboards were removed from the walls at this time and replaced with sheetrock, except for remnants left in place above the lowered ceilings. The matchboards at the original ceiling level were left in place and covered over with suspended sheetrock. The tongue-and-groove flooring probably also dates from 1971-72.

During the 1971-72 renovations the length of the living room (the former boatroom) was shortened when a narrow hall (room 110) that connects the north and south lean-tos along the east wall of the stairs, and three closets on the hall's west side (rooms 110B, C and D), were created in what was the west end of the boatroom.

The kitchen in the back of the original section (room 105) may not have changed significantly from its appearance during the Coast Guard era until the mid '60s. Photos taken of this room in 1964 show 1940s or '50s era appliances and cabinets. The bottom half of the walls had vertical wainscoting capped with a chair rail above which was plaster on some of the kitchen walls and tile on others. The plaster walls probably dated to the Coast Guard era while the tile may have been added after 1945. Two December 1964 photos show the walls of the kitchen being taken down to the studs and the concrete floor being dug up. The walls are now covered with sheetrock which presumably was installed soon after the photos were taken. The original chimney along the

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4 Photos taken during interior construction in the 1960s and 70s in rooms 102 and 108 show the wall framing with plaster lath marks. It's assumed this is how most of the other rooms in the lean-to were finished. An area of the sheetrock ceiling in room 111 (in what was a former equipment storage/boatroom room) was removed in the fall of 2011 to reveal the original matchboard ceiling above and it’s assumed the walls of this room were also sided with matchboards.
The west wall of the kitchen wasn’t taken out until sometime after 1968 (a remnant of the chimney survives in the attic). The applied framing on the ceiling, the kitchen cabinets, the vinyl tile floor and the appliances are more recent upgrades, possibly dating from the 1980s.

In the north lean-to the former keeper’s office at the west (room 108) end became a dining room after the Station was converted to a residence but otherwise wasn’t altered. But in 1971-72 the plaster on the ceiling and walls was replaced with sheetrock, the door and window trim and baseboards were replaced, and it became a bedroom. The space below the stairs was converted to a half bath (room 106).

Probably also in 1971-72, the storage/boatroom in the front two-thirds of the north lean-to was divided into three rooms: a full bathroom at the east end (room 112), a bedroom to the west (room 111), and a half bathroom to the west of that (room 109). The full bath (room 112) has plastic wall paneling and a ceramic tile floor that probably dates to the 1971-72 work, while the sheetrock walls and vinyl flooring in the half bath (room 109) may be a more recent update. The walls, ceiling, trim and flooring of the bedroom in between the two bathrooms (room 111) are like that of the west bedroom (room 108).

The south lean-to has undergone fewer changes than the north one. The crew’s dining room at the east end became a second smaller living room (room 102) after the building became a residence. A corner fireplace was added in the northwest corner in the former stove location. In the spring of 1967 a fireplace was installed along the room’s east wall, replacing two original windows, and in January of the following year the 1905 chimney in the northwest corner, and the 1940s fireplace were taken out. The original plaster walls and ceilings were probably replaced with sheetrock in 1971-72 and tongue-and-groove flooring laid over the original floor.

To the west of the living room is a hall (room 103) off the porch on the south side of the Station that serves as the main entry. The hall was originally larger than it is now, but in 1971-72 its west wall was moved a few feet to the east to make the room to the west (room 104) larger. Room 104 was then turned into a dining room and the wall between it and the kitchen (room 105) was removed. It was then the dining room in the former keeper’s office (room 108) became a bedroom. The hall and dining room have the same ceiling, wall and trim finishes as the living room to the east.

The mechanical room off the back of the Station (room 107) wasn’t built before 1931 but it could have been added before the Station closed in 1945 or it could have been built as late as the mid-1960s. It has a gas fired hot water furnace and gas-fired water heater. The walls and ceiling are sheetrock and the floor is concrete.

Second Floor and Tower Description

In the original 1886 layout of the second floor the crew’s quarters (room 203) were in the east half; in the center was a hall at the top of the stairs to the first floor (room 201), lockers and a storeroom (room 204); and the
keeper’s room (room 202) was at the west end. The specifications called for the walls and ceilings to be plastered, and the flooring to be tongue-and-groove.

The plan of the second floor didn’t significantly change in 1905 except that the stairs from the first floor, which originally came up along the north wall of the keeper’s room (room 202), were moved so they ran east-west and entered along the west wall of the storeroom (room 204). This shortened the keeper’s room by the width of the stairs. A second floor renovation plan of the Chadwick, NJ Life-Saving Station, which had the same 1905 additions as the Ocean City Life-Saving Station, shows lockers along two of the storeroom walls but a 1975 photo of Ocean City shows lockers along the north wall of the crew’s quarters. The storeroom was probably converted to a bathroom during the Coast Guard era and the lockers were moved to the crew’s quarters at that time.

The addition of the north and south lean-tos in 1905 created an attic above each one (Photo 10). The attic on the south side was divided into two storage rooms, one of which is accessible from the keeper’s room (room 202A) and the other from the crew’s quarters (room 203A). The attic on the north side (201A), which is a single room that extends the full length of the Station, was accessible from a stair in the west end storage/boatroom on the first floor (in what’s now room 109); the access door from room 201 was added when the stairs were removed, probably during the Coast Guard era.

When the Station was converted to a residence the plan of the second floor remained largely unchanged but in 1975 it was remodeled. The plaster ceilings were replaced with sheetrock, the plaster walls replaced with plywood paneling over sheetrock, the window and door trim and was replaced with “clamshell” molding, and the doors were replaced with plywood hollow-core doors. The tongue-and-groove flooring appears to date from the Coast Guard era.

Also in 1975 the two double hung windows in the east wall of the crew’s quarters were taken out and replaced with a bay window, and the closets along the south wall in the crew’s quarters were removed and replaced with a closet along the west wall. The bathroom (room 204) was also updated at this time with new fixtures and with ceramic tiles on the floor and on the bottom half of the walls.

The lookout tower, which was removed sometime after 1931 and rebuilt between 1968 and 1975, is two stories inside with a small room at each level (rooms 301 and 401). The lower floor is accessed by a wooden ladder in the middle of the crew’s room that appears to date from when the Station was in service (Photo 9). A second ladder, also apparently historic, connects the two levels. The walls of both rooms are covered with plywood paneling and the windows in the top level have been boarded over with plywood on the outside.

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5 See station drawing SK2 for the plan of the second floor and tower.
Garage/Shed Description

The one-story garage/shed to the north of the Ocean City Life-Saving Station has a gable roof and is comprised of three sections. The west (back) third, which is the oldest section, may date from ca. 1895. A short middle section, whose construction date is unknown, connects the back to the front garage section. The front section, which is the largest, last served as a garage and was probably built after 1910. A small bump out at the front of the garage with a metal overhead door was added after 1964 (Photo 7).

The west end of the south side (part of the original section) has the same shiplap siding that’s on the Station house while the rest of this side and the west end and the north side have beaded tongue-and-groove vertical siding. A nearly full-width metal garage door is at the east end. Except for the roof’s crown molding, which runs along the eaves and rakes, and half of a corner board at the southwest corner where the shiplap siding meets the vertical siding, the garage is plainly detailed. The window casings are flat and there are no other corner or water table boards.

On the outside, the west gable end has a single one-by-one sash in the peak that probably postdates 1945. There are six single-sash windows on the north side and five on the south side but seven of the sashes have been removed and all of the openings have been boarded over. Three of four surviving sashes are six light sashes found in the back and middle sections, while the one remaining sash in the garage section is a nine light sash. It’s believed that all of the window openings except for the one in the peak of the west gable end are original to their respective sections. The siding is painted white while the roof trim is dark red. The roofing is dark red asphalt shingles like those on the Station house.

The building rests on a concrete slab and the bottom of much of the siding, which is in contact with the ground, is rotten. The eaves of the both sides are bowed, the walls have moved outward from the sills, and the roofing is in poor condition.

The west (back) section may have originally been part of the larger of two sheds that were located north of the Station (figure 10). A drawing of a similar outbuilding for an 1886 station design shows it divided into four areas with a privy and an oil and paint closet at one end and separate areas for coal and wood at the other end (figure 11). The two rooms at the back of the garage were probably originally the privy and the oil and paint closets, and may survive from the ca. 1895 shed.

Inside, the differences between the three sections are apparent. The west section contains two small rooms. The room at the southwest corner, whose use is unknown, is sided with horizontal beaded boards while the room at the northwest corner has been converted to a shower room, possibly in the 1960s, with fiberglass walls and a ceramic tile floor. Both of these rooms have a single sash window, hinged at the top and operating as an awning window, in each of the two sidewalls. The east side of the wall between the back section and the connector may have originally been an exterior wall as it is sided with the same lap siding found on the southwest exterior side.
of the shed and on the Station house. The flat cased windows and doorways of the two rooms in the back section appear to be original.

To the east of the back section is a narrow connector section with vertical beaded siding and a single sash window in the north side, and a door on the south side. This was a bathroom at one time as there is a toilet near the opening to the shower room.

The garage section at the front of the building is comprised of a single room and may have been used to store tack for horses in the World War II mounted beach patrol. The framing and inside of the exterior siding is exposed to view as there is no interior sheathing on the walls or ceiling. Only one of the six sashes remains and it, like the other five openings without sash, has been boarded over. The metal garage door encloses the east (front) end. The floor is concrete but there's a dark stripe at the bottom of the walls about six inches high that suggests there may originally have been a framed wooden floor. There's a shallow attic above all three sections.

**Ocean City Life-Saving Station Integrity**

As noted above, the Ocean City Life-Saving Station underwent numerous alterations after 1945 when it was changed from a Coast Guard Station to a residence. However, the basic form (the exterior massing and the primary interior spaces) is intact and much of the historic fabric survives.

Historic fabric on the exterior that survives includes some of the window and door trim, most of the shiplap siding on the first floor, the shingle siding on the second floor of the gable ends, the board and batten siding on the dormers, the exposed roof framing and posts of the porch, much of the wood trim, and many of the window shutters.

On the first floor, the spaces originally occupied by the kitchen (room 105), the crew’s dining room (room 102), the keeper’s room (room 108) and its closet (room 108A) all have their original layout. Relatively minor changes have been made to the original layouts of the boatroom (room 101), the entrance hall (room 103) and the former storm clothes closet (room 104). The plan of the two main rooms on the second floor, the keeper’s quarters at the west end (room 202) and the crew’s quarters at the east end (room 203) have not been changed, and although a modern bathroom has been installed in what was a locker room (room 204) between the two end rooms, its floor plan hasn’t changed. Both the 1905 stairs (moved from their 1886 location) to the second floor and the finished opening for the second stairs from the equipment storage/boatroom in the east end of the north lean-to to the storage loft above also remain intact, and the original ladders to the lookout tower, second-floor kneewall-storage doors, and a relocated interior door have also survived.

Selective demolition of modern finishes has revealed that original materials such as the matchboard ceilings in the former boatroom and in the equipment storage/boatroom in the north lean-to and plaster ceilings elsewhere survive above suspended ceilings, and virtually all of the flooring survives beneath modern flooring. Portions of
the horizontal matchboard wall finishes also were found above the suspended ceilings. Several original window sash have been discovered in the loft of the garage, and the framed openings for the original windows have been uncovered by the removal of modern finishes. The jambs of the 1906 arch between the two boatrooms survives behind gypsum wallboard, and the framing that supported the boatroom doors is extant. A segment of the 1886 chimney survives in the attic. The casings for the primary boatroom door are intact and feature the plugged holes that previously held the pintels for the strap door hinges.

The Ocean City Life-Saving Station is in its original location, though the beach and ocean have receded about a quarter of a mile to the east since 1886. The setting has changed significantly since the building was constructed directly on the beach, but it had already changed by the time the wings were added in 1906 (figure 19), and by the end of the Period of Significance, the density of the surrounding neighborhood was essentially the same as at present (figure 20).

Looking at the building overall, it strongly conveys the character of the structure as it appeared between 1906 and 1935. The massing of the building with the core and two wings beneath the dominate roof, the observatory, and the wrap-around porch are largely unaltered, despite the minor shortening of the tower. The survival of the historic floor layout, and extensive areas of original exterior and interior fabric survive. The existence of original drawings and specifications for the 1886 campaign, plans for similar 1906 alterations to sister stations, and later construction photographs, suggest that changes that have been made are reversible. The Ocean City Life-Saving Station retains a degree of physical integrity of setting and exterior and interior fabric that supports its state and local significance.
Built in 1886 by the United States Life-Saving Service, the Ocean City Life-Saving Station is of state and local significance under criterion A/history in the area of transportation and maritime history and C/architecture as a largely intact example of a coastal rescue station that played an important role in the maritime history of New Jersey. This station was one of forty-five stations established on the New Jersey coast, and two hundred and ninety-two in the United States before the modern Coast Guard was formed in 1915, and is one of fifteen in the state that still survive from this period. Maritime trade has played a vital role in the state's economy, and the New Jersey coast saw some of the heaviest coastal traffic in the nation. The Life-Saving Service, and later the Coast Guard, has served an important function by helping to safeguard the crews who man these ships by warning them of dangers and rescuing crews of ships that ran aground. During World War II the Station housed personnel who were part of a state and nationwide network that patrolled the beach looking for saboteurs and German submarines off the coast. On a local level the Station is significant for the rescue of the thirty-five-man crew of the 329-foot bark Sindia that ran aground off the Station in 1901, and for its role in the rescue of the crews of numerous small boats and swimmers in danger near the Station. After closing in 1936, the 1886 Station was reopened in the spring of 1941 to house personnel and equipment for the World War II-era beach patrols that looked for saboteurs and German submarines off the coast. Southern New Jersey was an area important to the country's national defenses during the war because the Delaware Bay was at the entrance to the port city of Philadelphia. The Station was finally closed permanently in 1945 and sold for use as a private residence. Architecturally the Station is significant as the only surviving example of the four 1882-Type stations built in New Jersey, and as one of the six surviving of this type out of the twenty-five built on the U.S. coast between 1882 and 1891.

6 2008 unpublished inventory of all U.S. Life-Saving Service and Coast Guard stations built in the U.S. from 1848 to 2008. Inventory prepared by Wick York for the U.S. Life-Saving Service Heritage Association and the National Park Service.
Historical Background

Development of the U.S. Life-Saving System

The organized rescue of coastal shipwreck survivors in this country began in the late 18th century with the formation of the Massachusetts Humane Society. Organized in 1786, the Humane Society was the oldest, largest, and most-well known of several volunteer organizations formed along the northern Atlantic coast during the late 18th and early 19th centuries for the sole purpose of saving the lives of shipwrecked mariners.

Towards the end of the 18th century the Society began building small, unmanned huts on isolated sections of the Massachusetts coast that provided shelter and food to shipwreck victims who were able to make it to shore on their own. The first of these was built in 1789 on Lovell's Island in Boston Harbor. Within a few years others were established to the north and south of Boston and on Cape Cod. These were simple structures outfitted with a wood stove, food and clothing, and were maintained by a nearby resident appointed by the Society to look after them.

The Humane Society also built the first boathouse in this country to house a surfboat for rescuing shipwreck victims. Constructed in 1807 at Cohasset, this boathouse was probably a simple shingle-sided building, one story high and slightly longer than its thirty-foot surfboat. During the next sixty-five years the Society extended their lifesaving efforts to other sections of the Massachusetts coast so that by 1872 there were seventy-six boathouses and eight shelter huts. By 1898 the Humane Society maintained sixty-nine boathouses in the state.

The Humane Society boathouses operated under the supervision of a paid keeper who drilled a volunteer crew in surfboat handling and various lifesaving techniques. Each crewmember was paid for attendance at drills and for rescues in which he assisted, and, as an added incentive, medals and other rewards were often given for outstanding acts of heroism.

While the Humane Society was the most well known organization for its early lifesaving efforts, there were other few groups, also comprised mainly of volunteers, in other maritime states that assisted in rescuing cargo and crews from stranded merchant ships during the first half of the 19th century. In New York and New Jersey it was a common practice for shipping underwriters to appoint agents in isolated coastal towns to organize salvage operations in the event of a wreck.

Although these groups and the Humane Society were successful in reducing the number of casualties along some sections of the coast, there was need for a national network of lifesavers along other sections. Navigational aids such as lighthouses and markers were in poor condition and unreliable, and inaccurate coastal charts, and unseaworthy or overloaded ships piloted by inexperienced captains, all contributed to numerous shipwrecks and loss of life.
The public outcry resulting from frequent shipwrecks along the New Jersey coast during the 1840s led to efforts to establish what was to become the first federally-funded system of lifesavers. One of the early advocates of this was William A. Newell, who witnessed a shipwreck during a winter storm on Long Beach Island in New Jersey, where all thirteen of the crew perished because the volunteer lifesavers could not reach them.

In 1848, while serving as U.S. Representative, Newell (who served as New Jersey governor from 1857 to 1860) secured a Congressional appropriation of $10,000 to provide "surfboats, rockets and carronades, and other necessary apparatus for the better protection of life and property from shipwrecks on the Coast of New Jersey between Sandy Hook and Little Egg Harbor." The Newell Act provided funds for the building of eight unmanned stations, the first of which was at Spermaceti Cove on Sandy Hook. The expenditure was made under the supervision of the Secretary of the Treasury, who directed Captain Douglas Ottinger of the Department's Revenue Marine Division to find suitable locations for each station and to oversee their construction. All eight were crude one-and-a-half story shingled boathouses, 16 feet wide by 28 feet long, and usually painted white. The single room on the first floor housed the surfboat and other rescue equipment while a small loft above was used for storage.

The following year (1849) six more boathouses of a similar design were built along the southern New Jersey coast between Brigantine and Cape May, and, in 1855, fourteen more were built in between the fourteen that had been established earlier. This brought the total number of New Jersey stations to twenty-eight. Also during this period, the federal government built an additional twenty-six stations on Long Island, plus one on Fishers Island in eastern New York and at Watch Hill in western Rhode Island, bringing the total number to fifty-six.

The existing boathouses of the Massachusetts Humane Society extended the network of lifesavers from Cape Cod to the New Hampshire border, thus providing a measure of protection to shipping around and between the ports of Philadelphia, New York, and Boston.

Although the number of stations had increased substantially since the federal government's involvement in 1848, there were still many problems plaguing the system that contributed to great loss of life from maritime disasters. The government's lack of control over the daily operations of many stations and the reliance on volunteers to man them were two major shortcomings. Although a local resident or benevolent society was initially appointed to look after the boathouses and maintain the equipment, most overseers soon lost interest. And because no funds were provided for repairs, the stations and equipment soon began to suffer from neglect. Furthermore, unpaid and poorly trained crews were often difficult to gather at a time when quick and well-coordinated action was needed. In sparsely populated areas response time was particularly slow.

In 1853 an attempt was made to bring more order and effectiveness to the Service. A superintendent was appointed to oversee the operations of the system, and, for the first time, paid keepers were put in charge of the stations. However this proved only moderately successful, as many of the keepers were political appointees.

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with few skills in training crews or directing rescue efforts. It was not until 1869 that surfmen were also offered pay but only at alternate stations and only during the severe winter months.

A number of fatal shipwrecks along the Atlantic coast during the winter of 1870-71 demonstrated the lack of protection by an inefficient service in need of greater organization and more stations. In response to the public outcry following the disasters, Congress appropriated funds for paid crews to live at every station for such periods as were deemed necessary. They also appointed Sumner I. Kimball to supervise all operations of what was to eventually become the U.S. Life-Saving Service. One of Kimball's first tasks was to commission an investigation of the entire service to determine how it could be more effective. After finding that many of the boathouses were in poor condition and badly run, he ordered a complete reorganization of the system. Incompetent keepers were removed and replaced with the most skilled surfmen at each station and the repair of deteriorated buildings and equipment began.

Kimball's investigation also found that most stations were located too far apart for neighboring crews to be of assistance to each other during rescues. In 1871 steps were taken to build additional stations in between older ones so that they would be no more than an average of three to five miles apart. To bring this about, eighteen new stations were appropriated for New Jersey and Long Island, while all of the existing ones underwent renovations to accommodate additional crewmembers and equipment. These new stations represented the first building activity since 1855, and they were the first to accommodate a live-in keeper and crew of six plus any rescue victims.

In New Jersey the plans originally called for the construction of twelve new two-story stations, and the modification of all the existing twenty-eight. However, because of previous bad experiences in altering some of the boathouses on Long Island, the refurbishing plans were changed and thirty-seven new stations were constructed at most of the existing sites. The earlier structures were disposed of, their parts often going into the new buildings.8

The next year Congress appropriated funds to extend the Service to Rhode Island and Massachusetts with the construction of a station on Block Island and at Narragansett Pier and nine stations on Cape Cod to supplement the efforts of the Humane Society. This brought the total number of U.S. Life-Saving stations to eighty-two.

*History of Life Saving Stations in Ocean City*

Established in the mid-1850s, the Ocean City Life-Saving Station was probably the earliest of three different stations located within the present municipal boundaries of Ocean City. The Pecks Beach Station to the south of the Ocean City Station was established in 1872 at the northeast corner of 36th Street and Wesley Avenue. The first station building at Pecks Beach, a Red House-type, was replaced in 1899. That station closed in 1936 and the surviving station house was torn down in 1981. The Corson Inlet Station to the south of Pecks Beach was

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8 Bennett, *The Lifesaving Service at Sandy Hook Station*, p. 6.
established in 1855 at the foot of 58th Street and closed in 1924, at which time its existing station house, built in 1899, was moved and returned to service as the Sea Isle City Coast Guard Station in Strathmere, the next station to the south.

History of Ocean City Life-Saving Station Sites

1st Station Site, 1853-54 - 1872

The first Ocean City Station was established in 1853 or 1854 as an unmanned boathouse like the other twenty-one built on the New Jersey coast between 1848 and 1855. Originally called Pecks Beach North, it was located at the north end of Pecks Beach south of the Great Egg Inlet (between Ocean City and Longport) and close to the location of the 1886 Station house that survives today. Although no photographs of it have been found, the Station is believed to have been similar to the 1855 Cold Spring Station in Cape May, NJ (figure 3). During the period it was active, three keepers were in charge; Joseph Somers, appointed in 1853, Richard L. Sommers, appointed in 1856, and Richard B. Stiles who served from 1862 until 1872. It's not known what happened to the boathouse after it was taken out of service but it is believed to no longer survive.9

2d Station Site, 1872-1886

In 1872 a new and much larger station house, which was renamed Beazley's, was built at a new site at the corner of 5th Street and Ocean Avenue.10 Richard B. Stiles, who had served at the original boathouse, was appointed keeper at the new Station but he was replaced by Thomas Stiles on December 1, 1872 soon after the Station opened. Starting in 1873 the Life-Saving Service divided the coast on which stations were located (then from Cape Cod to New Jersey) into three districts. Within each district stations were listed (and usually numbered) in the Annual Reports geographically from north to south or east to west (if the coast ran in that direction). The Beazley's Station was designated number 30 (the 30th station in District 3), with Sandy Hook being number one and Bay Shore in Cape May being number 40.11 This system of districts expanded as the Service grew so that by 1901 there were thirteen districts that stretched from eastern Maine to Florida and the Gulf of Mexico, and to the Great Lakes and the Pacific Coast.

Beazley's was one of seventy-two stations of the same design built in 1871 and 1872 on Cape Cod, Rhode Island, Long Island and New Jersey. Thirty-eight of these were in New Jersey. The station houses, all constructed from a single set of standardized drawings, were larger than the 1840s and 1850s boathouses.

9 http://www.uscg.mil/history/stations/OCEANCITYNJ.pdf
10 Ocean City Sentinel, Ocean City, NJ, Sept. 17, 1885.
11 It's not known how long the station was designated number 30 by the Life-Saving Service as the Annual Reports didn't number stations after 1882 but it remained the 30th New Jersey station at least until the Coast Guard was formed in 1915. At that time all of the stations were renumbered starting in eastern Maine and Ocean City became number 126. Figure 18 shows the station in 1931 with its number 126 airplane marker behind the station,
Shingled on their roofs and sides, they were often referred to as Red Houses as many were painted that color (figure 4). The 1872 Annual Report of the Revenue Marine Bureau contains a description of the buildings:

All these houses have been constructed under plans and specifications carefully prepared with a view to durability, and affording proper accommodations for the apparatus and the means of providing comfortable protection to the crews and relief to those who may be rescued from shipwreck. They are 42 feet long by 18 wide, and each contains a lower and an attic story. Each story is divided into two apartments. The boats, a wagon, and other heavy apparatus occupy the large apartment below, while the smaller one is a living room for the crew, provided with conveniences for cooking, etc. Above, one room is for the small articles of apparatus, and the other is provided with several cot-beds and suitable bedding.

It's not known who designed the Red Houses, but, because the Life-Saving Service came under the Treasury Department, it is believed the architect worked in the office of the Supervising Architect of the Treasury Department in Washington, which at that time was directed by Alfred B. Mullett.

The 1878 Annual Report mentioned repairs to thirty-six stations in New Jersey, including Beazley's. Although the repairs were unspecified they were deemed “absolutely indispensable to render them comfortably tenantable for several years” at an average cost of $133.26 per station.

By 1883 the condition of the Beazley’s Station had again deteriorated. The daily logbooks that were kept by the keeper changed the entry of “Is the house in good repair” from “yes” to “no” on April 30th, and the following day it was noted that the roof leaked. This condition lasted for two years. Also in 1883, the station name was changed from Beazley’s to Ocean City.

In 1884 the Life-Saving Service appropriated funds for repairs to twenty-two stations in New Jersey. Although the Ocean City Station was in poor condition it was not one of these. Instead, the Service began planning for the construction of a new Station house to replace the existing one, and when it was completed in 1886, the 1872 Red House was abandoned. It's not known what happened to the Red House, but it doesn’t appear on a 1903 bird’s eye view map of Ocean City (at least not in its original form at the original location) and it is believed to no longer survive.

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15 Logbooks of the Ocean City, NJ Life-Saving Station. Records of the United States Coast Guard, National Archives Record Group 26, New York City Branch.
3rd Station Site, 1886-Present (nominated resource)

On January 8, 1885 the Life-Saving Service leased a 100-foot by 130-foot plot from the Ocean City Association at the northeast corner of Fourth Street and Atlantic Avenue, now 801 East 4th Street, two blocks from the site of the 1872 Station. It’s not known why the Station moved to a new site but as was often the case when this happened it may have been a better location for keeping a watch of the coast and for launching a surfboat. It is the third site (on which the 1886 Station house was built) that is the subject of this nomination.

Usually when a station was established or moved to a new location, the Service purchased a plot of land, but in this case the new Station was built on a leased lot. A lot for the Pecks Beach Station was also leased from the Association at the same time.

The construction of the new Station house began in the fall of 1885 as reported in the Ocean City Sentinel on September 17, 1885. It’s believed the Station was not completed until the following year because the crew didn’t move into it until May 28, 1886.

The new Station house was of a design called the 1882-Type, named for the year in which the first station of its type was built, and although the plans are not signed, it is believed they were the work of J. L. Parkinson. The station plan is similar to earlier stations Parkinson is known to have designed, and it’s believed he was still working for the Service when the plan was drawn (figure 5).

J. (James) L. (Lake) Parkinson (1841-1926) was born in Ireland and immigrated in 1844 to Milwaukee, Wisconsin with his parents, siblings and an aunt and uncle at the age of three. The 1860 federal census correctly listed his birthplace as Ireland, but on subsequent censuses he claimed Wisconsin as his birthplace, probably because of the prejudice against the Irish in the nineteenth century.

He began his architectural training as an apprentice at or before the age of nineteen while living at home in Milwaukee with his family. By 1870 he was living in a Kansas City, Missouri boarding house while practicing as an architect. Three years later he married Amelia E., a woman from Kentucky who was fourteen years younger, and they had three daughters.

In July 1875, Parkinson was appointed Assistant Superintendent of Construction for lifesaving stations, a job in which he also acted as architect. While working for the Life-Saving Service he was probably stationed in Washington, but travelled around the country inspecting stations and supervising construction. It’s believed he

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17 Ocean City Sentinel, Ocean City, NJ, Sept. 17, 1885.
18 Ocean City Life-Saving Station Logbooks, May 28, 1886.
19 1860 federal census, Milwaukee Wisconsin, 1870 federal census, Kansas City, Missouri and 1880 federal census, Milwaukee, Wisconsin.
20 Daily Inter Ocean, Chicago, 24 April 1877.
gave up his position as architect sometime between 1882, the date his last station (the 1882-Type) was designed, and 1886 or 1887, when the first design of his successor, Albert B. Bibb, was drawn. If so, it was probably closer to 1886-87. However, he may have stayed on, or returned as Superintendent of Construction as he’s listed in a 1901 Treasury Department report with that title.  

Parkinson is known to have designed two plans from which more than one station was built; the 1876 (25 stations built) and 1876 Lake Superior types (5 stations), and it’s believed he also designed the 1879 (4 stations), 1880 (6 stations) and 1882 types (25 stations). He also designed six plans from which only a single station was built. It’s believed that the 1882-Type was the last station plan he did although it’s likely he designed alterations for existing stations perhaps as late as 1886 or 1887. He was succeeded by Albert B. Bibb, whose first known station plan, the Bibb #2-Type, was designed in 1886 or 1887.

A more ornately decorated modification of Parkinson’s 1876-Type design was built for the Life-Saving Service exhibit at the Philadelphia Centennial Exposition of 1876 where it was visited by many of the over 10 million people who attended the exposition (about 20% of the population of the United States at the time). After the exposition the Station was barged to Cape May where it was put into service.

Unlike his predecessor, architect Francis W. Chandler, who had worked in the Office of Supervising Architect of the Treasury Department, Parkinson’s position came directly under the Life-Saving Service. It’s not known why the position was moved, but it may have been as a result of the rapidly growing number of stations being built in the mid-to-late 1870s and 1880s. When the 1872 Ocean City Station was put into service there were eighty-two stations located between Cape Cod and southern New Jersey. By the time Parkinson was appointed architect in 1875 the number had grown to 157, and the Service extended from eastern Maine to southern Florida, the Great Lakes, Washington and Oregon. In 1886 when the new Ocean City Station was completed, there were 218 stations in operation with additional stations located on the Gulf of Mexico, and in California and Nome, Alaska.

Not only were more stations being put into service, but the varying requirements of different locations, rescue boats and crew sizes could not satisfactorily be met with only a few design types. While four different station plans had been drawn between the reorganization of 1871 and when Parkinson began work as an architect (Red Houses, two 1874 types and the 1875-Type), more would be needed to meet future expansion. Besides new designs, repairs and improvements to the stations in service by 1875 were beginning to generate an additional workload. Superintendent Kimball probably felt it would be more efficient and he could have a greater influence on station design if the architect worked directly under him.

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22 The number of stations built of different design types comes from a 2008 unpublished inventory by Wick York of all U.S. Life-Saving and Coast Guard stations built in the U.S. Parkinson’s One-of-a-Kind stations were Evanston, IL, Buffalo, NY, and Golden Gate Park, CA (all built in 1877), Cape Disappointment, WA (b. 1878), and Manistee, MI and Kenosha, WI (b. 1879).
All of the stations built from the 1874-Type through the 1882-Type (not including the one one-of-a-kind designs) shared many of the same elements: they were one-and-one-half story rectangular buildings, roughly 20 feet wide by 45 feet long, sided with shingles, clapboards or vertical siding (or a combination of these), and many had similar trim details. And all had similar layouts: a boatroom and living room/kitchen for the crew on the first floor and sleeping quarters above. It’s not known why so many similar but separate station designs were developed.

The 1882-Type was one of the first designs to use an enclosed lookout tower where a watch was kept of the coast for shipwrecks. Earlier stations had an open roof deck that was not well suited for bad weather. Sheathed on the outside with clapboards or horizontal lap siding on the first floor and vertical board-and-batten siding above, the rectangular plan measured 20 feet wide by 45 feet long, and 30 feet to the roof peak and 41 feet to the top of the tower. Towards the back of one side of the Station was a small pantry and entry lean-to with a porch at the end, and in the middle of both sides of the roof was a large wall dormer. The gable ends of the roof, dormers, and tower all had the same steeply pitched roofline, long overhanging eaves and an angular A-shaped stick work pattern in the roof peaks.

Not all stations built from a particular design were identical. Small differences in interior layouts, placement of and number of windows and dormers, and siding materials trim details were common. Two of the main differences in the 1882-Type stations were the type of siding materials used and the orientation of the lookout tower. On most stations the ridgeline of the tower was perpendicular to that of the main roof but on a few others it was parallel.

Twenty-five 1882-Type stations, all of which were located on the east coast, were built between 1882 and 1891. Four of these were in New Jersey at South Brigantine (b. 1883), Barneget (b. 1883-84), Chadwick on Island Beach (b. 1884) and Ocean City (b. 1885-1886). The Ocean City Station is the only one in the state that survives, and only four others are extant nationally: Hunniwell’s Beach in Popham Beach, ME; Ocean City, MD; Cape Lookout, NC; and Oak Island in Caswell Beach, NC.

Station Grounds and Station Life

The grounds of nearly every life-saving station contained numerous buildings and structures. While the station house was the primary building, there was often an extra boathouse, storage sheds for additional rescue equipment, wood or coal sheds, a privy and a well house. Some stations also had a stable to house a team of horses that pulled the surfboat wagon from the station to the beach.

Every station had a flagpole and a wreck pole. Crews signaled passing ships with coded flags, telling them of their location and warning of offshore dangers or expected stormy weather. A wreck pole simulating the mast of a ship was used to practice the breeches buoy drill at each station for rescuing stranded mariners from shore when it was too rough to row out to the ship. Crews practiced various lifesaving drills five days a week, and, because the breeches buoy rescue was complex and occasionally was done during the night, it was practiced
twice a week. Other drills included launching and landing a surfboat, capsizing and righting a lifeboat, and restoring the apparently drowned (artificial resuscitation). Each crewmember also took turns by the week in cooking and housekeeping. When crews were not practicing drills or involved in a rescue, station life was often routine and mundane.

In some areas, crews brought their families with them and built their own houses nearby while the keeper and his family lived in the station itself. This commonly occurred in remote locations where travel to their homes during off duty periods wasn’t possible. Although keepers were required to live at or near their stations the entire year, stations were initially manned by a complete crew only during the “active season,” which lasted from November through April when storms were severest and when the survival of shipwrecked victims was the most difficult. In the event of a shipwreck during the inactive period, keepers had to summon whatever help they could find from volunteers living in the surrounding area. The employment period was gradually extended but it was not until after the Coast Guard was formed in 1915 that stations were manned by a complete crew year round.

The size of a crew was determined by the number of oars needed to pull the station’s largest boat. Most Atlantic coast stations had a six-man crew while a seventh man was added during the severe winter months to assist in launching and beaching the surfboat and to prepare the station for the return of the crew and survivors.

Three ca. 1890 photos of the Ocean City Station (at the third and current site) may be the earliest known views. One shows a flagpole and a fence surrounding the grounds, while another photo, taken from the roof lookout tower, shows the grounds to be sandy and uneven with a few patches of grass (figures 6 & 7). Two other early photos taken about the same time, probably on the same day, provide views of the crew pulling the surfboat on its wagon out of the boatroom, most likely preparing to launch it for a drill (figures 8 & 9). Another photo, probably taken a few years later, shows some changes to the grounds (figure 10). A wooden post and rail fence is being constructed or repaired in front of the Station along the east boundary and two small outbuildings can be seen to the north of the Station.

The outbuilding to the east, which no longer stands, was probably a storage shed. The outbuilding to the west, part of which may survive as part of the larger garage, may have had a privy and storage for coal and/or wood and for oil and paint (figure 11). An outbuilding of the same design was also found at the Corson Inlet, New Jersey Station (figure 4). It’s believed the two sheds were built after 1890 because they are not shown on an 1890 Sanborn Map of Ocean City.23 The surviving west outbuilding was probably enlarged to its present size sometime after ca. 1910 because the east outbuilding (which would have been demolished or moved before the west one could be expanded) appears in two photos taken in that year (see figures 12 and 13).

Ocean City Shipwrecks and Rescues

During the clear daylight hours, surfmen took turns keeping a constant watch of the coast from the roof deck or lookout tower, while at night and during foggy weather a watchman patrolled the nearby shore. On sighting a wreck or vessel in danger, the watchman would light a flare to alert the ship that it had been sighted and then hurry back to the station to summon help. Many of the stations along the mid-Atlantic coast, including those in New Jersey, were located closely enough together so that patrols from adjoining stations would meet at a midway point called a halfway house, thus assuring complete coverage of the coast. By the 1890s many stations were connected to each other by telephone and in 1906 some on Long Island and New Jersey received "patrol telephones" midway between stations to speed the rescue response time even further.

One of the most well-known shipwrecks that occurred off the Ocean City took place on December 15, 1901 when the 329-foot four-masted bark Sindia with a crew of thirty-three ran aground approximately 150 yards from the beach between 16th and 17th Streets after losing her way in a storm while sailing to New York City from Kobe, Japan. Both the Ocean City and the neighboring Peck's Beach Stations responded, rescuing everyone onboard.

A rescue by the Station involving loss of life occurred on Thanksgiving Day, November 24, 1910 when four men went out for an afternoon of fishing on a 23-foot open launch. Although the weather was good when they left shore the sea turned rough and the boat capsized in the breakers while heading for the beach. The crew jumped into the surf and rescued all four but one died before he was brought to shore.

These entries from the Station logbooks during the 1880s illustrate some of the crew's typical day-to-day activities:

Saturday, March 4, 1882:
At 8:30 AM the schooner Rachel S. Miller stranded on South Breaker Great Egg Harbor Bar, at 8:45 launched surf boat; arrived at wreck at 9:00 AM & assisted in throwing overboard lumber & succeeded in getting the schooner headed off shore but in the afternoon the wind blew a gale NW & drove the tide out so she did not move – returned to station at 9:30 PM. All hands very tired on account of returning to station late & boarding the schooner early next morning. The watches did not meet regular but kept a lookout for signals from wreck or along the beach. Estimated value of vessel $7,000. Estimated value of cargo $3,500. Estimated value of cargo lost $1,500. Insurance on cargo $2,000. Cargo saved $2,000. J.S. Willets Keeper

Sunday, January 6, 1884:
Richard B. Stiles on lookout during the day; at 8:00 AM discovered a small schooner going down the Inlet. After a little time we seen that she was ashore on the North Side of the channel just below the point of Beach; launched [surf] boat at 8:45 AM; just before we reached her she floated and we returned to station at 10:45 AM. J.S. Willets, Keeper
Saturday, February 16, 1884
John M. Corson [surfman] #2 at 8:00 PM sighted a steamer heading for the bar; [he] burned a red Coston light; the steamer hauled off shore. J.S. Willets, Keeper

Tuesday, March 28 1886
A steamer passed north [of the Station] with a wreck in tow apparently a bark waterlogged. J.S. Willets keeper

The Station crew also helped out in the surrounding neighborhood when needed as this logbook entry shows:

Sunday, October 12, 1884
At 3:00 PM discovered Dr. Patterson’s house on fire. All hands repaired to the scene of disaster and assisted in saving some goods and other houses.

1905 Station House Addition

The 1905 Annual Report reported that improvements were being made at the Station (at the current site). This was also mentioned in the June 16, 1905 logbook entry that states that the Station is “torn up by carpenters.” Apparently work continued for at least a year as the August 7th 1906 logbook notes, “Carpenters still in station.” But the Station was listed in good condition at that time so the work was probably nearly complete.

The most significant exterior changes involved adding a full-length lean-tos on the north and south sides of the original Station for extra living space and additional storage of the crew’s rescue equipment, and an eight-foot wide porch that extended along the west, south, and a third of the east side. An original smaller lean-to on the south side, which had a porch, entry, and pantry, was removed when the new one was added. Photos taken after 1906 show the Ocean City Station with the additions (figures 12 - 15).

Although alterations to many of the 1882-Type stations differed from station to station, the three other New Jersey stations of this type (South Brigantine, Barnegat and Chadwick) all had alterations very similar to the ones at Ocean City (figure 16).

Although no plans have been found of the 1905 additions at the Ocean City Station, plans of the Chadwick Station show what interior changes were made (figures 17 & 18).24 The front two-thirds of the lean-to on the north side was used as an extra boatroom for a second surfboat and for storage of additional equipment, while the back was an office for the keeper. The lean-to on the south side had a dining room in the front, an entrance hall in the middle, and a large walk-in closet for the crew’s “storm clothes” at the back. The only major change to the inside of the original 1886 section was the relocation of the stairs to the second floor. The second floor, where the crew slept, remained largely unchanged.

24 Plans of the Chadwick station were found on microfilm at the U.S. Coast Guard Academy Library, New London, CT.
Alteration and enlargement, particularly to the 1882-Type and earlier designs that were smaller than the later ones, was a common practice as many of these stations soon proved too small to accommodate the growing demands for more equipment. Stations built during this period were originally designed to house one rowed surfboat that was kept in the boatroom on a wagon, plus one or two beach carts and a life car (two types of rescue equipment).

But as the Service grew during the 1880s there was a realization that an additional crewmember, a second surfboat (which needed to be housed in its own boatroom) for training and as an emergency backup, and more equipment was needed than was originally assigned to many early stations. However, the early stations were too small to accommodate this without being enlarged or rebuilt. There was also a desire to make the stations more comfortable for the crew. Thus, alterations and additions like the ones made to the Ocean City Station were more a result of the need for more space, rather than a reflection of how busy a particular station was in carrying out rescues.

The 1884 Annual Report described the ongoing process of enlarging existing station houses and building new ones to replace existing stations on the same site (referred to as rebuilding) in New Jersey:

> The appropriations have been sufficient to permit the rebuilding of two stations on the coast of New Jersey, one at Barnegat City and one at Chadwick's, and also the much-needed repair and improvement of several others. Twenty-two of these were upon the same coast. They were built at a time when means were limited, and were never as commodious as they should have been. The addition of new apparatus to the station equipment and the employment of another man on each crew, involving the necessity of ample and more comfortable quarters for the men, made it expedient to enlarge them, and this has been done in each instance of the number specified.25

**Change in Station Beachfront**

When the Ocean City Station moved to its current site at Fourth street in 1886 it was located directly on the beachfront. As time passed the beach built up so that the Station became increasingly farther from the ocean. And as the beach grew, houses were built between the Station and the ocean, thus preventing the Station from relocating closer to the “new beachfront. The 1903 bird’s eye map of Ocean City (figure 19) shows two houses between the Station and the ocean and by 1909 there were five house plus five additional empty lots.26 A 1931 aerial photo shows the Station in the middle of what had become a built-up residential area far from the beach (figure 20). Today the Station is a block and a half, and a quarter of a mile, from the boardwalk along the beach.

As the shore was built up and houses were constructed between the Station and the beach it also became harder to see the ocean from the Station’s lookout tower. In 1915 an auxiliary “Open Pavilion Watch Tower” was built

26 Ocean City, N.J. Bird's Eye View Map, 1904, and 1909 Sanborn Map.
as a secondary lookout at what was then the north end of the boardwalk and North Street (figure 21). The two-story structure featured an open platform at the boardwalk level with a ladder to a covered watch room above.

In situations like Ocean City where the Station was not close to the shore, many stations had an auxiliary boathouse that was directly on the beach so the crew didn’t have to pull the surfboat wagon to the ocean. It’s not known why, but Ocean City didn’t have an auxiliary boathouse, which increased the time it took to respond to a shipwreck.

Transition from the Life-Saving Service to the Coast Guard

On January 28, 1915, Congress passed the Organic Act joining the Life-Saving Service with the Revenue Cutter Service to form the United States Coast Guard. It wasn’t until 1939 that the Lighthouse Service became a part of the Coast Guard. The merger combined the efforts of an organization that rescued victims of coastal shipwrecks from shore with one that dispatched vessels to cruise the coast assisting offshore ships in distress. At the time of the transition 279 stations, 41 of which were in New Jersey, were still active, which was slightly fewer than the peak of 285 stations in service during 1913 and 1914.

During the first twenty years after the Life-Saving Service was formed in 1848 it was not uncommon for two or three hundred people to perish annually from coastal shipwrecks. But during the winter after 1871 when Sumner Kimball was appointed superintendent and instituted a complete reorganization of the Service, not a single life was lost. The effectiveness of the Service is shown by the statistics for 1881 during which time 287 vessels went ashore within reach of a lifesaving station. Of the 2,268 people on board all but 12 were saved and an equally impressive value of cargo was recovered. By 1915 when the Life-Saving Service was taken over by the Coast Guard over 175,000 lives had been saved.

Initially the Coast Guard operated in much the same way as the Life-Saving Service had, but consolidation of operations resulting in station closures soon began to take place due to changes in shipping, navigation and rescue techniques. Motorized vessels gradually replaced sailing ships and improvements in navigational aids and communication systems such as marine radios reduced the dangers of coastal shipping. It was the change from rescue boats powered by oars and sails to motorized lifeboats that had a significant effect on the need for fewer stations. Motor lifeboats allowed crews to cover a much larger area, and equally important, "the power boat places the men at the scene of their labors physically fit to meet the demand likely to be made upon their endurance and skill."

Motor lifeboats, which began being used after 1905, were deeper draft and heavier than surfboats and could carry more rescue survivors and were more seaworthy. Although some stations kept a lifeboat in the water on a mooring nearby, the ideal situation was for them to be kept in the station’s boathouse and launched from a marine railway into deep water. This wasn’t possible at the Ocean City Station, which by the turn of the 19th century had no suitable access to deep water.

century was no longer located on the beach. In 1912 the Station was assigned a motor surfboat, and while this allowed the crew to reach a shipwreck faster than a rowed surfboat it was not as effective as a motor lifeboat.

After the Coast Guard took over the Life-Saving Service in 1915, the Ocean City Station remained fully operational, although it was not a busy station. While there were only a few significant rescues that the Station was involved in, one notable one was the rescue of six people from a boat wrecked in an August 1933 hurricane. Otherwise, many of the activities during this period were similar to those mentioned above during the Life-Saving Service era.

During the 1930s the Coast Guard became responsible for the safety of small boats, including the increasing number of recreational craft. In Ocean City, which was a popular summer resort, there were numerous minor small boat incidents that the Station responded to.

During Prohibition the Station, along with many others in the state, was involved in preventing rum running along the New Jersey coast. A 38-foot Coast Guard picket boat used to chase rum runners was assigned to the Station and was kept on a mooring at the Ocean City Yacht Club inside Great Egg Harbor Inlet. Also in the 1930s a 36-foot motor lifeboat was kept at the Yacht Club. While this was an improvement to the Station’s capabilities, they were both located a mile from the Station, which slowed the response time.

Closing of the 1886 Ocean City Station

By the 1930s the limitations of a station that was not located directly on the beach and whose motor lifeboat was a mile from the Station became significant factors. The Coast Guard decided to once again move to a new location in Ocean City, this time to the west side of the city on the lagoon on Great Egg Harbor Inlet. There they built a larger station with an attached boathouse for a motor lifeboat that could be launched directly into the water.

Construction started in late 1935 and was completed in December of the following year, at which point the crew moved from the 1886 Station to the new one in the same way they had moved from the 1872 Station to the 1886 one. The new Station was originally named Ocean City but in 1964 it was renamed Great Egg. The Coast Guard retained ownership of the 1886 Station after the move to the new site in 1936 but it became an inactive annex and was probably used only for storage.

Starting in spring 1941, the 1886 Ocean City Station was reopened to house personnel and equipment for the beach patrols searching for saboteurs and German submarines off the coast. Many stations along the New Jersey coast, as well as other parts of the Atlantic and Pacific coasts, were used for the beach patrols, which employed mounted and foot patrols, some of which also used dogs. In 1945, with the end of World War II, the Station

28 Ocean City Sentinel, Ocean City, NJ, August 22, 1933.
29 The station directly to the north of Ocean City in Longport, NJ had been called Great Egg until it closed in 1947.
Ocean City, NJ Life-Saving Station
Name of Property
Cape May County, New Jersey
County and State

Name of multiple listing (if applicable)

was closed once again. It was turned over to the General Services Administration which transferred it to the Ocean City Tabernacle Association, the successor to the Ocean City Association that had leased the lot to the Life-Saving Service in 1885. On October 15, 1945 the Association sold the Station to George P. and Philomena Mandes of Washington, DC for $3,000.00 for use as a single-family residence. Since 1945 the Station has been sold eight times, and no single owner owned it longer than 12 years. 30 In 2010, after a ten-year battle to prevent the Station from being demolished for condominiums, it was purchased by the City of Ocean City.

30 Cape May County, New Jersey Land Records.
Bibliographic References


Hollemon, Kenneth C. From Whence We Came: A History of the Coast Guard in Southern New Jersey and Delaware (With Notes on the Navy During World War I and II), March 30, 1987.


Verbal Boundary Description

The Ocean City Life-Saving Station occupies Lot 49, Block 303, found in Deed Book 3454, Page 279, which is .29 acres in area. The property description is as follows:

Beginning at a pin set at the point of intersection of the southeasterly line of Atlantic Avenue (70 feet wide) with the northeasterly line of Fourth Street (60 feet wide) as shown on Plan of Survey of Lot 49, Block 303, City of Ocean City, Cape May County, N.J., prepared by David C. Kruger, P.L.S. dated April 17, 1990, and extending; thence

1) North 44° 29’ 36” East along said line of Atlantic Avenue, 100.00 feet to a nail set in the southwesterly line of a 15’ wide Public Alley; thence

2) South 45° 30’ 24” East along said line of said Public Alley, 130.00 feet to a pin set in the division line between Lot 48 an Lot 49; thence

3) South 44° 29’36” West along the division line between Lot 48 and Lot 49, 100.00 feet to a cut set in the northeasterly line of Fourth Street; thence

4) North 45° 30’ 24” West along said line of Fourth Street, 130.00 feet to a pin set in the southeasterly line of Atlantic Avenue and point and place of beginning.

Being known as Lot 49, Block 303 as shown on the official tax map of Ocean City, Cape May County, N.J.

Boundary Justification (explain why the boundaries were selected)

The boundaries of the nominated property include all of the buildings and the lot that was historically associated with the U.S. Life-Saving Station during its tenure on the land.
Illustration List:

Figure 1  Area location map
Figure 2  Site location map
Figure 3  Cold Spring Life-Saving Station, Cape May, NJ (similar to 1853-1854 Ocean City boathouse)
Figure 4  Corson Inlet Life-Saving Station, ocean City, NJ, 1898 (similar to 1872 Ocean City Station
Figure 5  Generic plans for 1882-Type Life-Saving Station (same as Ocean City 1886 station)
Figure 6  Ocean City Life-Saving Station, ca. 1890
Figure 7  Ocean City Life-Saving Station, ca. 1890, looking west from station lookout tower
Figure 8  Ocean City Life-Saving Station, ca. 1890
Figure 9  Ocean City Life-Saving Station, ca. 1890
Figure 10 Ocean City Life-Saving Station, ca. 1895
Figure 11 1886 plan for Bibb #2 Station outbuilding (same design as west end of Ocean City outbuilding)
Figure 12 Ocean City Life-Saving Station, ca. 1910
Figure 13 Ocean City Life-Saving Station, ca. 1910
Figure 14 Ocean City Life-Saving Station, ca. 1915
Figure 15 Ocean City Life-Saving Station (U.S. Coast Guard Station), ca. 1925
Figure 16 South Brigantine Live-Saving Station, Brigantine, NJ, with same 1905 alterations
Figure 17 1st floor plan of alterations to Chadwick, NJ Life-Saving Station, with same 1905 alterations
Figure 18 2nd floor plan of alterations to Chadwick, NJ Life-Saving Station, with same 1905 alterations
Figure 19 Detail, 1903 Bird’s Eye View map of Ocean City, NJ
Figure 20 1931 aerial photograph of Ocean City, NJ shows Ocean City Life-Saving Station
Figure 21 Ocean City Life-Saving Station auxiliary lookout tower, 1919, located at the north end of the boardwalk and North Street
PHOTO LOCATION
FIRST FLOOR PLAN

OCEAN CITY LIFE SAVING STATION
OCEAN CITY, NEW JERSEY

Watson & Henry Associates Architects and Engineers

Project Number: 10-016.2
Figure 1: Area location map
Ocean City, NJ Life-Saving Station
Name of Property
Cape May County, New Jersey
County and State
Name of multiple listing (if applicable)

Figure 2: Site location map
Figure 3: Cold Spring Life-Saving Station, Cape May, NJ
Station is believed to have been similar to the 1853-1854 Ocean City boathouse
U.S. Coast Guard

Figure 4: Corson Inlet Life-Saving Station, Ocean City, NJ, 1898
Red House design similar to the 1872 Ocean City Station
U.S. Coast Guard
Figure 5: 1882-Type Station Plan
Same design as the 1886 Ocean City Life-Saving Station
National Archives and Records Administration
National Register of Historic Places
Continuation Sheet

Name of Property: Cape May County, New Jersey
County and State: Ocean City, NJ Life-Saving Station

Figure 6: Ocean City Life-Saving Station, ca. 1890
Ocean City Historical Museum

Figure 7: Ocean City Life-Saving Station, ca. 1890
Looking west from station lookout tower
Ocean City Historical Museum
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional Documentation  Page 7

Figure 8: Ocean City Life-Saving Station, ca. 1890
Ocean City Historical Museum

Figure 9: Ocean City Life-Saving Station, ca. 1890
Ocean City Historical Museum
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional Documentation  Page 8

Figure 10: Ocean City Life-Saving Station, ca. 1895
Ocean City Historical Museum

Figure 11: 1886 Plan for a Bibb #2 Station Outbuilding
Same design as west end of outbuilding at Ocean City Life-Saving Station
National Archives and Records Administration
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Name of multiple listing (if applicable)

Figure 12: Ocean City Life-Saving Station, ca. 1910
Ocean City Historical Museum

Figure 13: Ocean City Life-Saving Station, ca. 1910
Ocean City Historical Museum
Ocean City, NJ Life-Saving Station
Name of Property
Cape May County, New Jersey
County and State
Name of multiple listing (if applicable)

Figure 14: Ocean City Life-Saving Station, ca. 1915
Ocean City Historical Museum

Figure 15: Ocean City Life-Saving Station, ca. 1925
Ocean City Historical Museum
Figure 16: South Brigantine Life-Saving Station, Brigantine, NJ
Station had the same alterations as those at Ocean City
National Archives
Figure 17: 1st Floor Plan of Alterations to Chadwick, NJ Life-Saving Station
Station had the same alterations as those at Ocean City
U.S. Coast Guard Academy Library (Microfilm Copy)

Figure 18: 2nd Floor Plan of Alterations to Chadwick, NJ Life-Saving Station
Station had the same alterations as those at Ocean City
U.S. Coast Guard Academy Library (Microfilm Copy)
Figure 19: Detail, 1903 Bird’s Eye View Map of Ocean City, NJ
Station is in center right of map
Library of Congress

Figure 20: Ocean City Life-Saving Station, 1931
Station is in the center left of photo
U.S. Coast Guard
Ocean City, NJ Life-Saving Station
Name of Property
Cape May County, New Jersey
County and State
Name of multiple listing (if applicable)

Figure 21: Ocean City Life-Saving Station Auxiliary Lookout Tower, 1919
Tower was located at the north end of the boardwalk and North Street
U.S. Coast Guard
Property Name: 500 Ninth St. (The Chatterbox Restaurant)
Address: 500 Ninth ST
Ownership: Private
Apartment #: 
ZIP: 08226

Property Description:
This 2-story, 10-bay, irregular-plan, Mediterranean Revival-style, stuccoed concrete-block commercial building was constructed in 1929. It has a staggered, red tile-clad, hipped and gabled roof that features a prominent tower that is open on the third story at the southeast corner of Central Avenue and Ninth Street, a parapet that faces Ninth Street, and a pyramidal hipped section on the northeast corner of the building. The various rooflines are decorated with metal brackets and dentils. The remainder of the building is stuccoed and painted pink. The building principal façade is oriented to Ninth Street and has multiple entrances into a series of retail storefronts into which the building has been subdivided. The dominant entry is through two arched openings in the corner of the three-story tower. This entrance provides access to the Chatterbox Restaurant. Window/door types and patterns are varied and asymmetrical. The north elevation's second story features two sets of tripled glazed wood doors surmounted by wood fanlights providing access to shallow balconies with a metal railings. Between the doors and balconies are rectangular bay windows with a mixture of wood casement and replacement 1/1 vinyl sash windows. Decorative stucco brackets are located under the bay windows. Under the parapet, a metal cage covers a circular indentation in the stucco. The first-story houses storefronts (502-508 Ninth Street) with large replacement picture windows. Arches in the stucco above the picture windows feature original decorative wood turned spindles and tilework. Recessed entries lead to the commercial spaces. Columns with decorative tilework separate the storefront windows and entryways. The second story of the west elevation of the building features a balcony with tripled glazed, wood doors surmounted by fanlights that lead to a balcony with a metal railing. The remainder of the second

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
story contains paired and a single replacement 4/4 vinyl sashes. The first story contains an arched entryway with metal-frame, glazed door to the commercial space, a large picture window under an arch in the stucco, and other two filled and stuccoed bays. Like the arches of the north elevation, the west elevation also has decorative turned wood spindles. The window bays are separated by columns decorated with tilework. A 1-story extension of the building on the west elevation houses replacement 6/6 vinyl sash windows.

According to taxrecords, 500 Ninth Street was constructed in 1929. Historic aerial photographs and maps confirm this date of construction, with the building first appearing in an aerial photograph from 1933 and on the 1937 Sanborn fire insurance map as an irregular-plan, concrete block building with three storefronts and a restaurant facing Ninth Street (NETR 1933; Sanborn Map Company 1937). The lot previously housed a pre-1890, smaller, 2-story, wood-frame dwelling that faced Central Avenue (Sanborn Map Company 1890). The building opened as the Chatterbox Restaurant in 1937 after owner Jean Campbell purchased the building (Miller 2003). A review of historic aerial photographs indicates that the building’s south (rear) elevation was expanded between 1933 and 1956 (NETR 1933, 1956). The building is an example of the Mediterranean Revival-style commercial architecture that was introduced to the United States in the late 19th century and reached peak popularity in the 1920s and 1930s. While examples can be found in commercial downtown areas throughout much of the United States, it is often found concentrated in coastal resorts, including those of the Jersey Shore, where it evoked romanticized associations with Mediterranean coastlines in Italy and Spain. The Chatterbox Restaurant is a representative example of the style. Its individual architectural significance would be best judged through comparison with other examples of Mediterranean Revival-style commercial architecture in greater Ocean City and other Jersey Shore communities, which is beyond the scope of this current study.

500 Ninth Street is located on a rectangular lot within the street grid approximately three blocks south of the camp meeting park. The building retains its historic orientation, though its form and massing have been altered with the additions to the rear elevation. Modern replacement materials are present throughout the building, but it retains some of its original windows, its stuccoed façade, and other ornamentation. The property retains moderate integrity of design, materials and workmanship.

Setting:
The property is presently located outside and approximately 315 feet southwest of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and is located approximately 80 feet southwest of the boundaries of the southern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the north side of Ninth Street. The building is oriented to Ninth Street, which forms one of the districts’ east-west avenues. Ninth Street is one of the highly commercialized avenues in Ocean City. The building is surrounded by surface parking lots created by demolition and other commercial buildings, many of which post-date the recommended updated period of significance (1879-1956), both of which create visual barriers to the study area’s historic continuity. The property is judged to not be within an area of potential boundary expansion of the residential historic district due to the setting’s commercial functions and post-1956 commercial buildings and parking lots. This survey in 2018 concurs with prior surveys in 1993 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Central Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, the predominantly residential buildings are between 1.5 and 2.5 stories with few rising higher than the tree lines and with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. South of Eighth Street, Central Avenue gradually becomes more commercial, with commercial buildings and large hotels/motels and condominium buildings increasingly interrupting the visual continuity of a residential neighborhood.

Ninth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. Ninth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.
BIBLIOGRAPHY:

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Additional Information:
Demolished: NO
Notes:

More Research Needed? [ ] (checked=Yes)
Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:
Attachments Included: 0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District? □
District Name: not applicable
Status:
Associated Archeological Site/Deposits? □
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? □ ConversionNote: 245
Date form completed: 5/31/2018

Property ID: -960333039
Ocean City Architectural Survey
Block 903, Lot 13 and 14
500 Ninth St. (The Chatterbox Restaurant)
Location Map

Legend
- Study Area
- Property Boundary
- Parcels Data (Block and Lot)
- Photograph Number and Direction

NJGIN Orthophotography 2015

Legend
- Study Area
- Parcels Data (Block and Lot)
- Property Locator

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)
Property Name: 501-507 Ninth St.
Address: 501-507 Ninth ST
Ownership: Private
Apartment #: 
ZIP: 08226

Property Location(S):
- CAPE_MAY Ocean City
- CAPE_MAY Ocean City
- CAPE_MAY Ocean City
- CAPE_MAY Ocean City
- CAPE_MAY Ocean City

Description:
This 3-story, 14-bay, rectangular-plan, vernacular, late Renaissance Revival-style, commercial building was constructed circa 1930. The large building is composed three sections and is oriented with its long axis to Ninth Street. The center section is 8 bays wide and has a flat roof. The eastern and western end sections are each 3 bays wide and have hipped roofs projecting over thick, classicized cornices with large dentils. The western section roof is clad in red tiles, while the eastern section roof is clad in asphalt shingles. The center section is stuccoed, while the two end sections are clad in a yellow-colored brick. The eastern section has non-original vinyl-sided bay projecting over the first story. Windows throughout the building on the second and third stories are replacement 1/1 vinyl sash with a mixture of replacement and wood casings. The southwestern corner of the building's first floor at Central Avenue and Ninth Street is clad in stucco and houses a chamfered entry providing access to a restaurant. The entry is located under a tiled awning. An oval overhang with diamond-shaped pendants above the chamfered entry appears to be original to the building. The other commercial spaces facing Ninth Street are shielded by a non-original shallow, asphalt shingle-clad, shed overhang and contain large non-original picture windows between non-original metal, glazed entryways, which break-up the visual continuity of the storefronts.
According to tax records, 501-509 Ninth Street was constructed circa 1930. Historic aerial photographs and maps confirm this date of construction, with the building first appearing in an aerial photograph from 1933 and on the 1937 Sanborn fire insurance map as a rectangular-plan, brick building with three storefronts and a restaurant facing Ninth Street with apartments on the second and third stories (NETR 1933; Sanborn Map Company 1937). The lot was undeveloped prior to the building’s construction. The building is an example of vernacular, late Renaissance Revival style commercial architecture, which was characterized by flat or low-hipped roofs, masonry construction, round arch entrances and windows, and large scale. It is one of the most common late-19th to mid-20th-century styles of commercial architecture, frequently associated with city and small town commercial areas.

501-509 Ninth Street is located on a rectangular lot within the street grid approximately two blocks south of the camp meeting park. The building retains its historic orientation, though its form and massing have been altered with the additions to the front and side façades. Modern replacement materials are present throughout the building, but it retains some of its original brickwork. The property retains moderate integrity of design, materials, and workmanship, and is judged to not have sufficient architectural or historical significance to be individually eligible.

Setting:
The property is presently located outside and approximately 210 feet southwest of the southern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003) and is located approximately outside and adjacent to the southwestern boundary of the local Ocean City Historic District (12/8/1993), which is formed by the alley that runs from Eighth Street to Ninth Street between Central Avenue and Wesley Avenue. The building is oriented to the corner of Central Avenue, which forms one of the districts’ primary axes, and Ninth Street, which is one of the highly commercialized avenues in Ocean City. The building is surrounded by surface parking lots and commercial buildings, many of which post-date the recommended updated period of significance (1879-1956) and visually break from character of the residential historic district. The property is judged to not be within an area of potential boundary expansion due to its primarily commercial functions and the character of its setting. This survey in 2018 concurs with prior surveys in 1991 (Ocean City Division of Planning & Development) and 2001 (Bzdak) that the property is not located in the historic district.

Central Avenue is one of the study area’s principal avenues. It has a wide, two-lane asphalt street with granite and concrete curbs, grass verges with evenly-spaced, mature street trees, and a mixture of concrete, brick and paver sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. There is limited parking for residents in the alleys between blocks, making on-street parking frequent. Between Third and Eighth Streets, the predominantly residential buildings are between 1.5 and 2.5 stories with few rising higher than the tree lines and with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets. South of Eighth Street, Central Avenue gradually becomes more commercial, with commercial buildings and large hotels/motels and condominium buildings increasingly interrupting the visual continuity of a residential neighborhood.

Ninth Street is one of the streets that run approximately east-west through the study area and connect it to the boardwalk and the Atlantic Ocean. It is a two-lane asphalt road featuring concrete curbs and sidewalks. Ninth Street is predominantly commercial in character and is lined with stores, restaurants, hotels/motels, mixed-use buildings and parking lots. Buildings range in height from 1 to 4 stories and are typically located immediately adjacent to the sidewalk, except when they are set behind a parking lot. Shade trees and vegetation are rare.

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Title: Polk’s Ocean City Directory 1924
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Year: Boyd’s Ocean City Directory 1921
None Listed

HPO Accession #: (if applicable)

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey

Surveyor: Eryn Boyce and Rachel Craft

Organization: Hunter Research, Inc.

Property ID: -816110711

Page 2
Demolished: NO
Notes: 501-509 Ninth Street changed to 501-507 Ninth Street based on fieldwork verification.

More Research Needed? ☐

INTENSIVE-LEVEL USE ONLY:

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

Additional Information:

Historic District ? ☐
District Name: not applicable
Status:

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft
Organization: Hunter Research, Inc.
Associated Archeological Site/Deposits?  ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem?  ☐  ConversionNote:  92

Date form completed: 5/31/2018

Survey Name: Ocean City Historic District Intensive-Level Architectural Survey
Surveyor: Eryn Boyce and Rachel Craft  (Primary Contact)
Organization: Hunter Research, Inc.

Property ID: -816110711
Ocean City Architectural Survey
Block 805, Lot 1, 2, 3 and 4
501-507 Ninth St.
Location Map

NJGIN Orthophotography 2015

USGS 7.5' Topographic Series, Ocean City, NJ Quadrangle (1989)