

**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  
OCEAN AVENUE TO WESLEY AVENUE**

*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)**







Español 中文: 繁體版 Việt-ngữ 한국어 Tagalog  
Português العربية Kreyòl 𑌒𑌕𑌔𑌕 Italiano Polski  
[www.renewjerseystronger.org](http://www.renewjerseystronger.org)



## PROPERTY REPORT

Property ID: 977191159

**Property Name:** 300 Ocean Ave.

**Ownership:** Private

**Address:** 300 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	14

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 4-story, 15-bay, Spanish Revival-style apartment complex was constructed in 1927. The building has a C-shaped plan with the open side of the "C" oriented to the street, forming an entry court. Its flat roof has a hipped parapet that is clad with red mission tiles over a thick cornice. The building is coated in stucco that alternates between a smooth and a troweled "English" texture for visual interest. The building's two wings each have three bays facing the street, with the middle bays of each story housing modern sliding doors that lead to wrought-iron balconies. The windows are paired 1/1 replacement sashes with the windows of the fourth story accentuated by stringer courses and faux arches scored into the stucco. The courtyard's main entry is a mission tile- and stucco-clad portico that has a floral swag above a faux keystone and arch in the stucco. The open entryway also has sidelights. The bays on both sides of the main entry are balconies with the same sliding doors and metal platforms as the projecting wings. The courtyard is landscaped with a lawn and specimen trees and shrubs. A circular concrete walkway is centered by a flagpole. A swimming pool surrounded by a wood fence is located south of the apartment block. Surface parking is located to the east and west side of the pool. The building has not been elevated or otherwise altered for flood protection.

300 Ocean Avenue, also known as Ocean Court Apartments, was built in 1927 and designed by architect Roy Pratt of Philadelphia. It was the first cooperative building in Ocean City. After its completion, the apartment building housed 40 apartments with contemporary amenities, which were sold from \$12,500 to \$16,000 (Miller 2003). The building was completed prior to the 1927 fire that destroyed the city's boardwalk and surrounding streets. A Courier-Post newspaper article published shortly after the fire describes the apartment complex as the future of

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

977191159

**Organization:** Hunter Research, Inc.

safety in Ocean City, as the building was constructed with fire-resistant Straub Cinder Blocks. According to historic maps and historic photographs, the lot was undeveloped prior to its construction (Sanborn Map Company 1890, 1909, 1923, 1937; NETR 1920). The lots on which the surface parking lot and pool are located were undeveloped prior to the construction of the apartment building (Sanborn Map Company 1890, 1909, 1923). The pool was added to the lot between 1957 and 1963 (NETR 1957, 1963). The Ocean Court Apartments were constructed in the Spanish Revival style, which is rare within the Ocean City Residential Historic District. 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 and Spanish America. The style's popularity grew on the West Coast and in Florida and peaked between the 1920s and 1930s.

300 Ocean Avenue was built in 1927 during the Ocean City Residential Historic District's period of significance. While many of the dwellings within the boundaries of the Ocean City Residential Historic District contain apartment units, 300 Ocean Avenue is significant as the first cooperative apartment complex in Ocean City, as well as its uncommon style in the historic district. Roy Pratt, the architect of the building, specialized in the design and construction of apartment buildings throughout Maryland, New Jersey and Pennsylvania (Philadelphia Architects and Buildings Project). In addition, it occupies a prominent corner lot at the northeast corner of the district. The building retains its historic orientation, form and massing as documented by a Sanborn map of 1937 and a historical photography. It also retains an appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is almost entirely historically appropriate materials. The building retains 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 is approximately one block north of and 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), as designated at those dates. This survey update of 2018 recommends that the boundary be amended to include the 300 block of Ocean Avenue with the Ocean Court Apartments anchoring the northeast corner of the district. The properties on the west (even numbered) side of the 300 block retain sufficient integrity and continuity to be contributing with the exception of one property at 322-28 Ocean Avenue.

Ocean Avenue is 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.

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:

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	"Making Ocean City Fire Resistant." Courier Post.	1927	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public	2018	

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

Property ID:

Page 2

Surveyor: Eryn Boyce and Rachel Craft

☐ (Primary Contact)

977191159

Organization: Hunter Research, Inc.

	Library	
(None Listed)	Boyd's Ocean City Directory	1922
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 American: Ocean City, New Jersey	1996
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Ocean City Div. of Planning & Development	Historic District Survey Forms	1991
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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
Tatman, Sandra L	"Pratt, Roy G. (fl. 1923-1930)." Philadelphia Architects and Buildings Project.	2018
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v9: 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 Expansion

**Status:** Contributing

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

977191159

Page 3

☐ (Primary Contact)

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

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Conversion Problem? ☐ ConversionNote: 302

*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:**

**977191159**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

300 Ocean Avenue

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Photograph 2: Oblique view of south wing of the Ocean Court Apartments. View looking southwest.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



## CONTINUATION SHEET

300 Ocean Avenue

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Photograph 3: Oblique view of north wing of the Ocean Court Apartments. View looking northwest.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



## CONTINUATION SHEET

300 Ocean Avenue



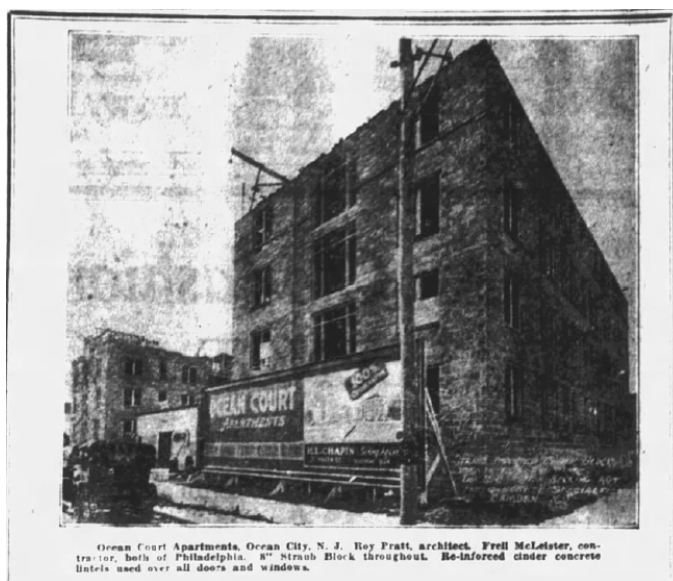
Photograph 4: The parking lot and pool on the Ocean Court Apartments property, view looking southwest.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

## CONTINUATION SHEET

## 300 Ocean Avenue



Photograph 5: The Ocean Court Apartments, *circa* 1927. Source: *Courier-Post* 1927.



Photograph 6: The Ocean Court Apartments, no date. Source: Miller 2003.

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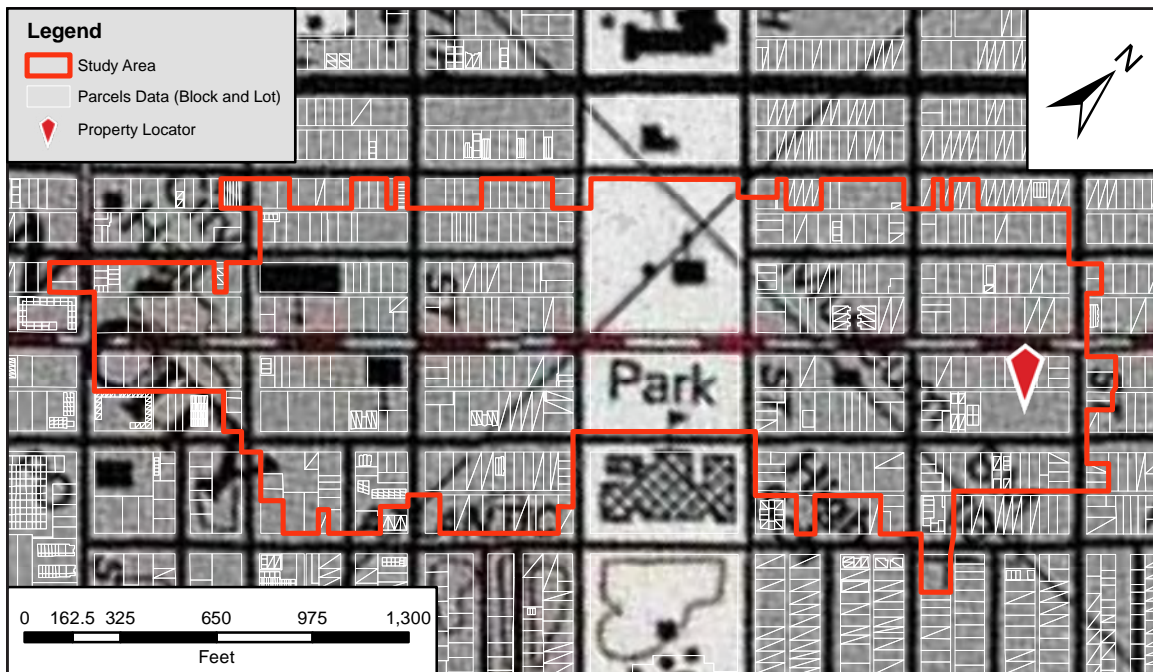
<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



Ocean City Architectural Survey  
Block 305, Lot 14  
300 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 487671077

**Property Name:** 305 Ocean Ave.

**Ownership:** Private

**Address:** 305 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, gable-front, asbestos-shingled, wood-frame vernacular dwelling was constructed circa 1925. It has an asphalt-shingle roof with deeply overhanging eaves and exposed rafter tails. An exterior brick chimney projects from the south (side) elevation. A non-original square fixed window is located in the gable peak. The building's original two-story, full-width porch has been enclosed completely obscuring the original fenestration pattern. The second story has paired louvre windows. The first story is slightly shielded by a hipped overhang. The main entry is located in the recessed left bay and contains a glazed and paneled door. The right bay has a wood-frame picture window that is flanked by replacement vinyl 1/1 windows. A 2-story, 3-sided bay window is located on the south (side) elevation under the roof's overhanging eave. A vinyl-railed staircase leads to a second-story entry on the south elevation. The dwelling rests on a concrete block foundation. The dwelling is set a short distance from the sidewalk and has a mostly paved yard with some landscaping. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 305 Ocean Avenue was constructed circa 1925. This date is confirmed by the building's presence on aerial photography from 1933 and a Sanborn map from 1937. A Sanborn map of 1937 depicts the dwelling as a rectangular, wood-frame dwelling with a full-width porch and projecting bay on the south elevation (Sanborn Map Company 1937). According to the 1937 Ocean City Directory, Frank and Gertrude Andrews lived at 305 Ocean Avenue. Neither resident listed an occupation (Polk 1937). 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

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

487671077

**Organization:** Hunter Research, Inc.

the 1880s to the 1920s.

305 Ocean Avenue is located on a rectangular lot within the street grid approximately two blocks north of the camp meeting. It has low integrity of design, materials and workmanship. The building largely retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937, though the full-width porch has been enclosed on the front elevation, which has altered its fenestration pattern. The window sashes have also been replaced. Visible exterior may contain some historically appropriate materials, though any original decorative details and ornamentation have been lost or covered over. The dwelling is an altered and undistinguished example of a vernacular, gable-front dwelling, which is a common type within the study area and Ocean City, and lacks individual architectural significance. In addition, it has no known associations with significant historical events or people.

**Setting:**

The property is located approximately 530 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 Third Street and Fourth Street between Central Avenue and Wesley Avenue. The dwelling is presently located within the boundaries of the local Ocean City Historic District (1/28/1993), which is formed by Third Street and the alley that connects Third Street and Fourth 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 in an area at the edge of the district where the continuity of contributing historic properties has been broken up by new construction and highly altered period buildings. The northern end of the east (odd-numbered) side of the 300 block of Ocean Avenue from 301 to 317 Ocean Avenue is characterized by new dwellings (309 and 311 Ocean Avenue) or highly altered period buildings (305, 307, 315 and 317 Ocean Avenue).

Ocean Avenue is 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 between Fifth and Sixth Streets.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**487671077**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
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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: NO

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 305 Ocean Avenue.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 405

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:**

☐ (Primary Contact)

**487671077**

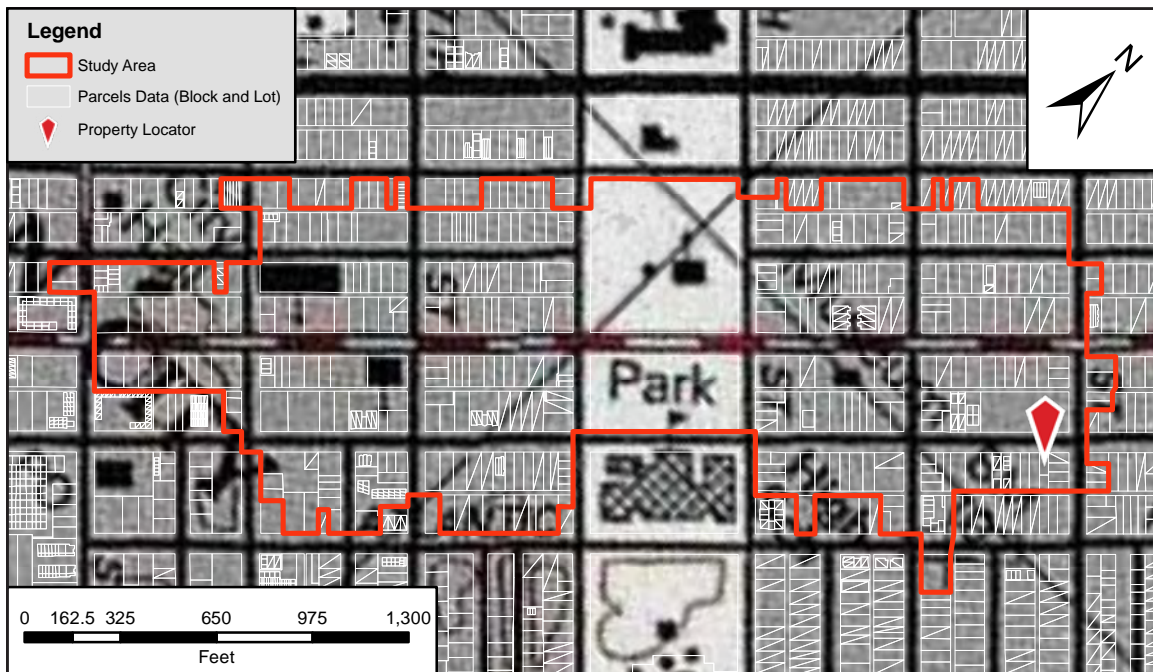
Page 3



Ocean City Architectural Survey  
Block 304, Lot 15  
305 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1819173084**

**Property Name:** 307 Ocean Ave.

**Ownership:** Private

**Address:** 307 Ocean AVE

**Apartment #:**

**ZIP:** 08226

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	16

**Property Photo:**



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

This 1.5-story, 3-bay, vernacular, gambrel-front, wood-frame, vinyl-sided dwelling was constructed circa 1925 and is oriented to the alley between Ocean Avenue and Atlantic Avenue to the rear of 305 Central Avenue. It has an asphalt-shingled roof with two shed dormers on the north and south (side) elevations. The first story features a wrap-around porch with a hipped roof that is supported by vinyl posts and enclosed with vinyl railings and balusters. The porch was enclosed on the north elevation with vinyl siding and houses the right bay. The porch shields an off-center entry that contains a replacement paneled door with a fanlight. Windows are replacement 1/1 vinyl sashes set in vinyl surrounds. The dwelling rests on a concrete block foundation. The dwelling is set a short distance from the alley and has landscaping at the foundation of the porch. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 307 Ocean Avenue was constructed circa 1925. This date is confirmed by the building's presence on aerial photography from 1933 and a Sanborn map from 1937. A Sanborn map of 1937 depicts the dwelling as a rectangular, wood-frame dwelling with a wrap-around (Sanborn Map Company 1937). The property was originally included on the same lot as 305 Ocean Avenue. It is unclear when the porch was enclosed on the north elevation. 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.

307 Ocean Avenue is located on a rectangular lot within the street grid approximately two blocks north of the camp meeting. It has low

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1819173084**

**Organization:** Hunter Research, Inc.



integrity of materials and workmanship. The building largely retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937, though the wrap-around porch has been enclosed on the north elevation, which has altered its historic fenestration pattern. The window sashes have also been replaced. Visible exterior contains mostly modern replacement materials. The building lacks individual architectural significance. In addition, it has no known associations with significant historical events or people.

#### Setting:

The property is located approximately 620 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 Third Street and Fourth Street between Central Avenue and Wesley Avenue. The dwelling is presently located within the boundaries of the local Ocean City Historic District (1/28/1993), which is formed by Third Street and the alley that connects Third Street and Fourth 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 in an area at the edge of the district where the continuity of contributing historic properties has been broken up by new construction and highly altered period buildings. The northern end of the east (odd-numbered) side of the 300 block of Ocean Avenue from 301 to 317 Ocean Avenue is characterized by new dwellings (309 and 311 Ocean Avenue) or highly altered period buildings (305, 307, 315 and 317 Ocean Avenue).

Ocean Avenue is 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 between Fifth and Sixth Streets.

**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:**

#### BIBLIOGRAPHY:

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

**-1819173084**

Page 2

☐ (Primary Contact)

McLaughlin, Mark	Ocean City, NJ	1999
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Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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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

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 307 Ocean Avenue.

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

---

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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)

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Conversion Problem? ☐ ConversionNote: 348

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:**

**-1819173084**

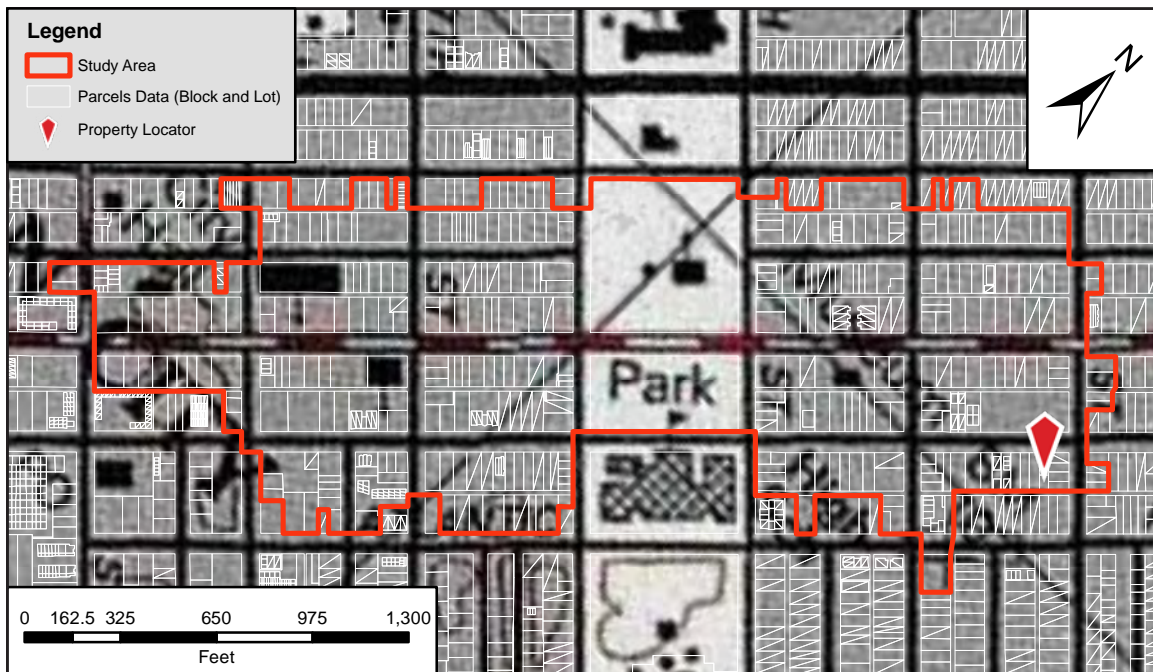
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 304, Lot 16  
 307 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1918295644**

**Property Name:** 309 Ocean Ave.

**Ownership:** Private

**Address:** 309 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	14

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, contemporary dwelling was constructed in 2006. Exterior materials include asphalt roof shingles, and vinyl siding and shingles. The dominant features of the façade are the staggered gambrel-front eaves. The first story has a wrap-around porch with standing-seam metal roof that is supported by vinyl columns and enclosed with vinyl railings and balusters. The porch shields a recessed, glazed entry that is surrounded by multi-light sidelights and a transom. Windows are 1/1 vinyl sashes with faux muntins set in vinyl surrounds. The building rests on a concrete block foundation. The property has a small yard with some landscaping and hardscaping.

309 Ocean Avenue was built in 2006, according to tax records. Aerial photographs confirm this date of construction (NETR 2006, 2007). The lot previously housed a circa 1920, 1-story, L-plan, wood-frame dwelling situated toward the rear of the lot (Sanborn Map Company 1923). The building is 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 neighborhood.

309 Ocean Avenue is located on a rectangular lot within the street grid approximately two blocks north of the camp meeting. It was constructed in 2006 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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1918295644**

**Organization:** Hunter Research, Inc.

The property is located approximately 530 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 Third Street and Fourth Street between Central Avenue and Wesley Avenue. The dwelling is presently located within the boundaries of the local Ocean City Historic District (1/28/1993), which is formed by Third Street and the alley that connects Third Street and Fourth 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 in an area at the edge of the district where the continuity of contributing historic properties has been broken up by new construction and highly altered period buildings. The northern end of the east (odd-numbered) side of the 300 block of Ocean Avenue from 301 to 317 Ocean Avenue is characterized by new dwellings (309 and 311 Ocean Avenue) or highly altered period buildings (305, 307, 315 and 317 Ocean Avenue).

Ocean Avenue is 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 between Fifth and Sixth Streets.

**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)

#### 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)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1937		
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		
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996		
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		
Miller, Fred	Ocean City: America's Greatest Family Resort	2003		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1918295644**

**Organization:** Hunter Research, Inc.



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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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: YES

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 309 Ocean 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: 205

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:**

**-1918295644**

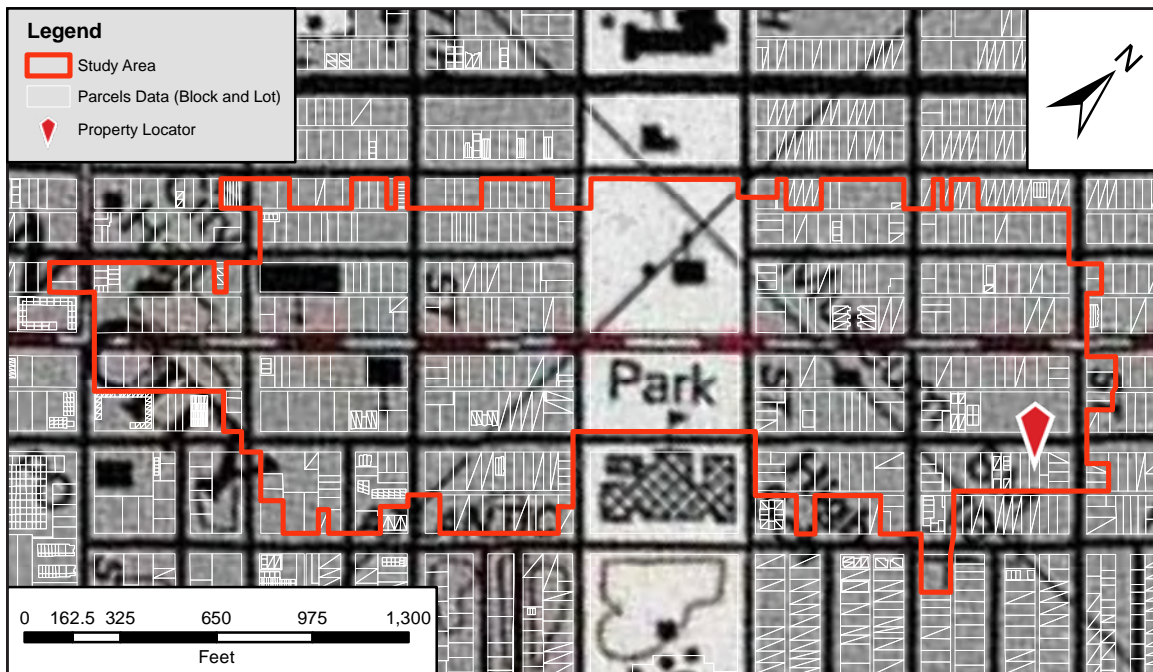
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 304, Lot 14  
309 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1227216236

**Property Name:** 311 Ocean Ave.

**Ownership:** Private

**Address:** 311 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	13

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, contemporary dwelling was constructed in 2007. Exterior materials include asphalt roof shingles, and vinyl siding and shingles. The front-gabled roof has three hipped dormers on the north (side) elevation and one hipped dormer on the south (side) elevation. The dwelling's main front gable is situated over a smaller, projecting, gable that is flanked by vinyl oval windows with faux muntins set in vinyl surrounds. The smaller gable contains a sliding glass door with faux muntins surmounted by arched vinyl picture windows with faux muntins. The roof of the first story porch contains the open deck of the second story balcony, which is enclosed with short, vinyl railings. The first story's hipped, standing-seam metal roof is supported by square Doric columns and enclosed with vinyl railings and balusters. The porch shields a glazed and paneled entry in the left bay with a left multi-light sidelight. The right bay contains tripled vinyl 1/1 sashes with faux muntins. The porch has a concrete deck and rests on a brick foundation. A brick staircase leads to the porch. The building rests on a concrete foundation and is set a short distance from the sidewalk. The property has a small yard with some landscaping and hardscaping.

311 Ocean Avenue was built in 2007, according to tax records. Aerial photographs confirm this date of construction (NETR 2007). The lot previously housed a circa 1920, wood-frame dwelling located in the rear of the lot. The building is 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 neighborhood.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1227216236

**Organization:** Hunter Research, Inc.



311 Ocean Avenue is located on a rectangular lot within the street grid approximately two blocks north of the camp meeting. It was constructed in 2007 and is less than 50 years of age at the time of this survey.

**Setting:**

The property is located approximately 530 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 Third Street and Fourth Street between Central Avenue and Wesley Avenue. The dwelling is presently located within the boundaries of the local Ocean City Historic District (1/28/1993), which is formed by Third Street and the alley that connects Third Street and Fourth 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 in an area at the edge of the district where the continuity of contributing historic properties has been broken up by new construction and highly altered period buildings. The northern end of the east (odd-numbered) side of the 300 block of Ocean Avenue from 301 to 317 Ocean Avenue is characterized by new dwellings (309 and 311 Ocean Avenue) or highly altered period buildings (305, 307, 315 and 317 Ocean Avenue).

Ocean Avenue is 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 between Fifth and Sixth Streets.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
(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	
Cain, Tim	Peck's Beach: A Pictorial History of Ocean City, New Jersey	1988	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1227216236**

**Organization:** Hunter Research, Inc.

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 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	1894
Rush, Mary Townsend	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	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: YES

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 311 Ocean Avenue.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 303

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:**

1227216236

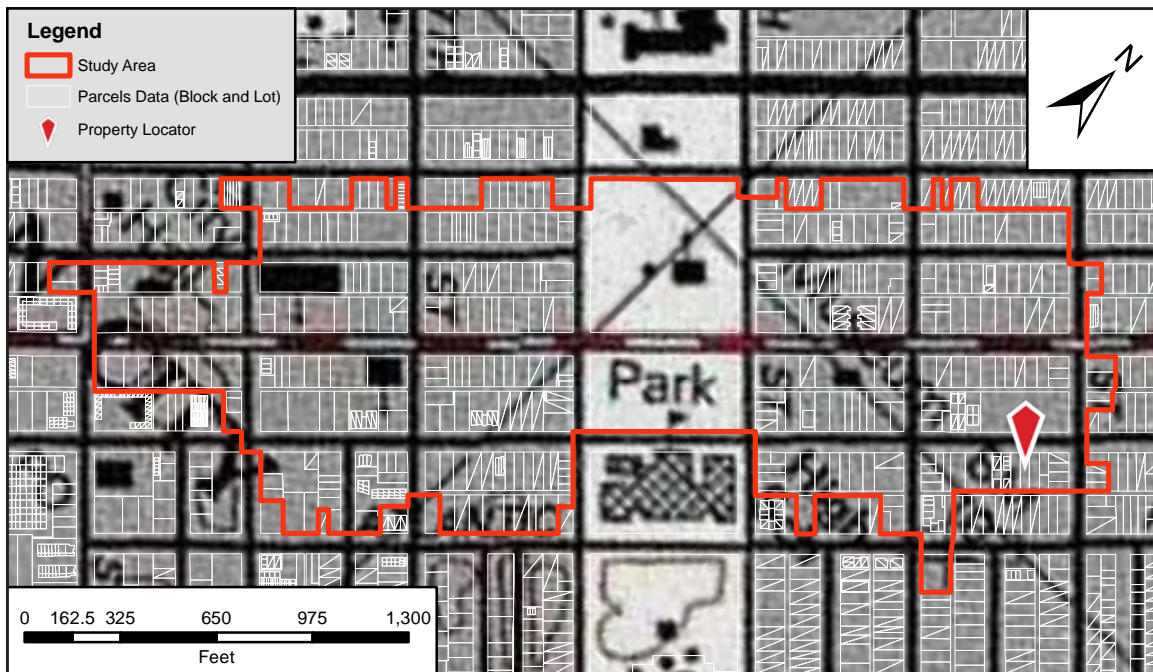
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 304, Lot 13  
 311 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 695509218

**Property Name:** 315 Ocean Ave.  
**Address:** 315 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, vernacular, side-gabled, wood-frame building was constructed circa 1920. It has an asphalt-shingled roof with deeply overhanging, filled eaves and a centered, gabled dormer. The elevations of the dwelling are sided with wood shingles on the front elevation and replacement vinyl siding on the side elevations. A brick chimney is located on the roof's slope of the east (rear) elevation. The second story has louvre windows on the front elevation. A shed roof shields an enclosed, full-width porch. The main entry is recessed in the left bay. The enclosed porch has seven replacement casement strip windows set in wood surrounds. The dwelling's foundation was not visible. The dwelling is set far from Ocean Avenue and has a large, grass front yard with some mature trees. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 315 Ocean Avenue was constructed circa 1920. This date is confirmed by the building's presence on a Sanborn map of 1923. The map depicts the dwelling as a rectangular-plan, wood-frame dwelling with a full-width porch (Sanborn Map Company 1923). It is unclear when the dwelling's full-width front porch was enclosed. 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.

315 Ocean Avenue is located on a rectangular lot within the street grid approximately two blocks north of the camp meeting. It has low integrity of design, materials and workmanship. The building largely retains its historic orientation, form and massing as documented by a

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

Page 1

☐ (Primary Contact)

695509218

Sanborn fire insurance map of 1923, though the full-width porch has been enclosed on the front elevation, which has altered its historic fenestration pattern. The window sashes have also been replaced. Visible exterior may contain some historically appropriate materials, though any original decorative details and ornamentation have been lost or covered over. The building is also situated to the back of the property, far from Ocean Avenue, and is largely obscured by the mature trees on the property and the larger dwellings surrounding it. The dwelling lacks individual architectural significance.

**Setting:**

The property is located approximately 530 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 Third Street and Fourth Street between Central Avenue and Wesley Avenue. The dwelling is presently located within the boundaries of the local Ocean City Historic District (1/28/1993), which is formed by Third Street and the alley that connects Third Street and Fourth 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 in an area at the edge of the district where the continuity of contributing historic properties has been broken up by new construction and highly altered period buildings. The northern end of the east (odd-numbered) side of the 300 block of Ocean Avenue from 301 to 317 Ocean Avenue is characterized by new dwellings (309 and 311 Ocean Avenue) or highly altered period buildings (305, 307, 315 and 317 Ocean Avenue).

Ocean Avenue is 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 between Fifth and Sixth Streets.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**695509218**

**Organization:** Hunter Research, Inc.



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	1892
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	1894
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
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 v9: Contributing to H.D. (1/1/1990)

Notes: 313 Ocean Avenue changed to 315 Ocean Avenue based on fieldwork verification.

Recommend boundary revision to exclude 315 Ocean 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: 151

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:**

695509218

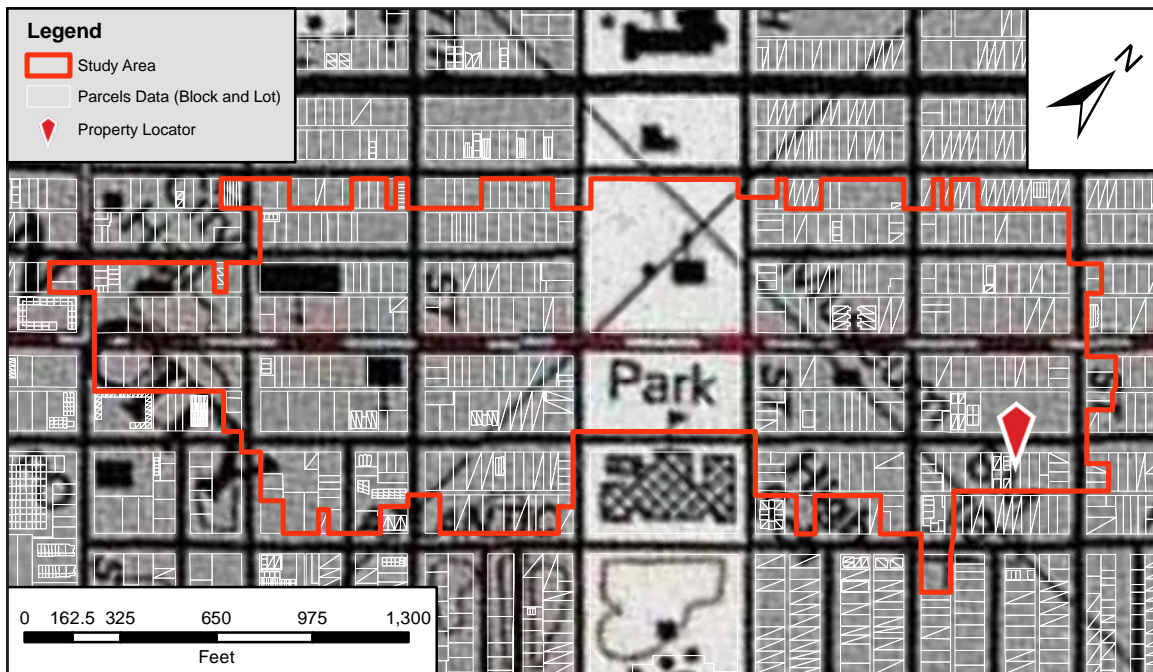
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 304, Lot 12  
315 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: -627879595

**Property Name:** 317 Ocean Ave.

**Ownership:** Private

**Address:** 317 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	11

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story with raised basement, 3-bay, vernacular, vinyl-sided, wood-frame building was constructed circa 1900 as a 2.5-story building with gambrel front. It has an asphalt-shingled roof with shallow shed dormer additions on the north and south (side) elevations. The front elevation is dominated by a 3-story porch that is supported by vinyl-clad columns, enclosed with vinyl railings and balusters and has a composite wood deck. The third story porch is shielded by a non-original, front-gabled overhang, obscuring the original gambrel roof line. The porch shields off-center, non-original glazed and paneled entries, and replacement 1/1 vinyl sashes set in vinyl surrounds. A vinyl-railed and composite wood-decked staircase on the west (front) elevation leads to the first story porch and continues to another entry on the south (side) elevation. The raised basement contains a wood door in the right bay and a wood-frame, 6-light, wood awning window. The building rests on a rusticated concrete block foundation. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 317 Ocean Avenue was constructed circa 1920. This date is confirmed by the building's presence on a Sanborn map of 1923, which depicts a rectangular-plan, wood-frame dwelling with a porch, no longer present, that wrapped to the south elevation (Sanborn Map Company 1923). The Sanborn map of 1937 indicates that the dwelling's wrap-around porch was partially enclosed and converted into a full-width front porch. In addition, the dwelling had been converted into an apartment building (Sanborn Map Company 1923, 1937). 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.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

-627879595

**Organization:** Hunter Research, Inc.



317 Ocean Avenue is located on a rectangular lot within the street grid approximately two blocks north of the camp meeting. It has low integrity of design, materials and workmanship. The building largely retains its historic orientation as documented by a historic Sanborn fire insurance map of 1923, though the wrap-around porch has been enclosed and a third story added to the building, which has altered its historic fenestration pattern and massing. The window sashes have also been replaced. Visible exterior is almost entirely modern replacement materials. The highly altered dwelling lacks individual architectural significance. In addition, it has no known associations with significant historical events or people.

**Setting:**

The property is located approximately 530 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 Third Street and Fourth Street between Central Avenue and Wesley Avenue. The dwelling is presently located within the boundaries of the local Ocean City Historic District (1/28/1993), which is formed by Third Street and the alley that connects Third Street and Fourth 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 in an area at the edge of the district where the continuity of contributing historic properties has been broken up by new construction and highly altered period buildings. The northern end of the east (odd-numbered) side of the 300 block of Ocean Avenue from 301 to 317 Ocean Avenue is characterized by new dwellings (309 and 311 Ocean Avenue) or highly altered period buildings (305, 307, 315 and 317 Ocean Avenue).

Ocean Avenue is 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 between Fifth and Sixth Streets.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	West Jersey History Project	2013	
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 American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-627879595**

**Organization:** Hunter Research, Inc.

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	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
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	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

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 317 Ocean Avenue.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 349

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:**

☐ (Primary Contact)

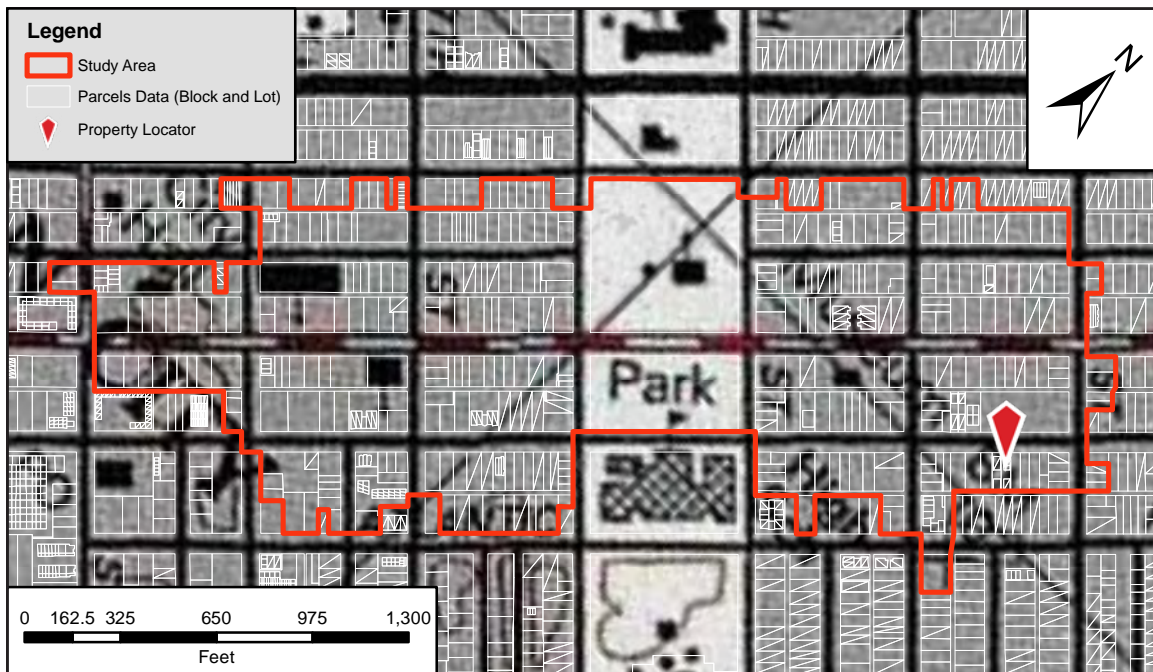
**-627879595**

Page 3

Ocean City Architectural Survey  
Block 304, Lot 11  
317 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 859286002

**Property Name:** 319 Ocean Ave.

**Ownership:** Private

**Address:** 319 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	10

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 304, Lot 10) contains two dwellings. The main dwelling (pictured above) was constructed circa 1915. The rear contributing was also constructed circa 1915 and fronts the rear alley. Both are recommended contributing resources to an expanded Ocean City Residential Historic District.

### Main Dwelling

This 2.5-story, 3-bay, side-hall, rectangular-plan, vinyl-sided, wood-frame vernacular dwelling was constructed circa 1915. The dwelling's front gambrel roof has continuous shed dormers on the north and south (side) elevations. The gambrel peak has two replacement 1/1 vinyl windows and an in-filled door under a continuous lintel. This dwelling features a 2-story, full-width porch with a deeply overhanging flat roof that is supported by full-height columns clad in vinyl siding. These columns meet two brick piers at the first story. The second story porch has a wood deck with vinyl spindle railings. The porch is accessible on the second story via a replacement glazed door in the left bay. The second story has replacement 1/1 vinyl windows in the middle and right bays. The first story has a wood deck with wood spindle railings. The primary entry in the left bay of the first story is via a partially glazed and paneled door with a wood staircase leading from the sidewalk to the porch. The first story has 1/1 replacement vinyl windows with faux muntins to give the appearance of 6/6 sashes. The dwelling rests on a brick foundation. The property features narrow front and side yards that are finished with stones and have some greenery. The building

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

859286002

**Organization:** Hunter Research, Inc.

has not been elevated or otherwise altered for flood protection.

319 Ocean Avenue was built circa 1915, according to historic maps and aerial photography (Sanborn Map Company 1909, 1923; NETR 1920). The dwelling appears as a 2.5-story, rectangular-plan, wood-frame dwelling with a 2-story, full-width front porch by 1923 (Sanborn Map Company 1909, 1923). According to the 1922 Ocean City Directory, Henry M. Irwin and his wife Ella lived at 319 Ocean Avenue. Neither listed occupations (Boyd 1921). According to a previous survey, this dwelling once had an attic-level porch that was accessible from the top floor, accounting for the in-filled door between the two attic windows (Ocean City Division of Planning and Development 1993). A center post supporting the porch was added to the front elevation after the 1993 survey. 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.

319 Ocean Avenue 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 as documented by a Sanborn map of 1923. Visible exterior fabric is 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.

#### Rear Cottage

This 1-story, 3-bay, side-hall, rectangular-plan, vinyl-shingled, wood-frame, vernacular dwelling was constructed circa 1915. The dwelling's front-gabled roof is clad with asphalt shingles and has overhanging eaves. A 3-light awning attic window is located in the gable peak. Other windows are 1/1 vinyl replacement sashes with faux muntins to give the appearance of square and rectangular details on the edge of the panes. The dwelling has a wraparound porch that has a hipped roof with overhanging eaves. The porch roof is supported by square posts and is enclosed with vinyl spindle railings. The porch deck is composite wood. The porch shields a replacement glazed and paneled door in the recessed left bay. The foundation of the dwelling is not visible. The building has not been elevated or otherwise altered for flood protection.

The rear cottage at 319 Ocean Avenue was constructed circa 1915. This date is confirmed by the dwelling's presence on aerial photography by 1920 and historic maps by 1923 (Sanborn Map Company 1909, 1923; NETR 1920). The dwelling appears as a 1-story, wood-frame, rectangular-plan dwelling with a full-width front porch. This vernacular cottage does not exhibit an architectural style.

The rear cottage at 319 Ocean Avenue 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 and faces the rear alley. The building retains its historic orientation as documented by a Sanborn map of 1923. Visible exterior fabric is 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 located inside the boundaries of the local Ocean City Historic District (1/28/1993), as designated at that date; however, it is outside the boundaries of the Ocean City Residential Historic District (SR 1/15/2003; NR 3/20/2003), which currently terminates on the south side of Fourth Street, approximately 300 feet south of 319 Ocean Avenue. This 2018 survey recommends the extension of the national/state boundary to include most of the 300 block of Ocean Avenue, inclusive of all of the west (even-numbered) side of the block and the east (odd-numbered) side of the block between 319 and 335 Ocean Avenue. This is due to the concentration of contributing resources dating from the period of significance with 12 contributing properties and only 2 non-adjacent non-contributing properties. The 300 block is a cohesive historic streetscape with the exception of the northeast end of the block between 305 and 317 Ocean Avenue, where there are four highly altered or modern dwellings that should be excluded from both the local and national/state boundaries.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees, and concrete sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length 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:**

**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:**

**859286002**

Page 2

☐ (Primary Contact)



**Location Map:**

(See Continuation Sheet for Maps)

**Site Map:****BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	1894	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892	
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	1923	
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, Cape May County, New Jersey	1909	
Taylor, Frank H	Ocean City, NJ	1903	

**Additional Information:**

Demolished: NO

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

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**859286002****Organization:** Hunter Research, Inc.

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)  
Notes:

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

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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:** Ocean City Residential Historic District Expansion

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

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

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Conversion Problem? ☐ ConversionNote: 350

*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:**

**859286002**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

319 Ocean Avenue



Photograph 2: Cottage located at the rear of 319 Ocean Avenue. View looking northwest.

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Survey Name:	Ocean City Historic District Intensive-Level Architectural Survey	Date:	June 2018
Surveyor:	Eryn Boyce and Rachel Craft, Architectural Historians		
Organization:	Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608		

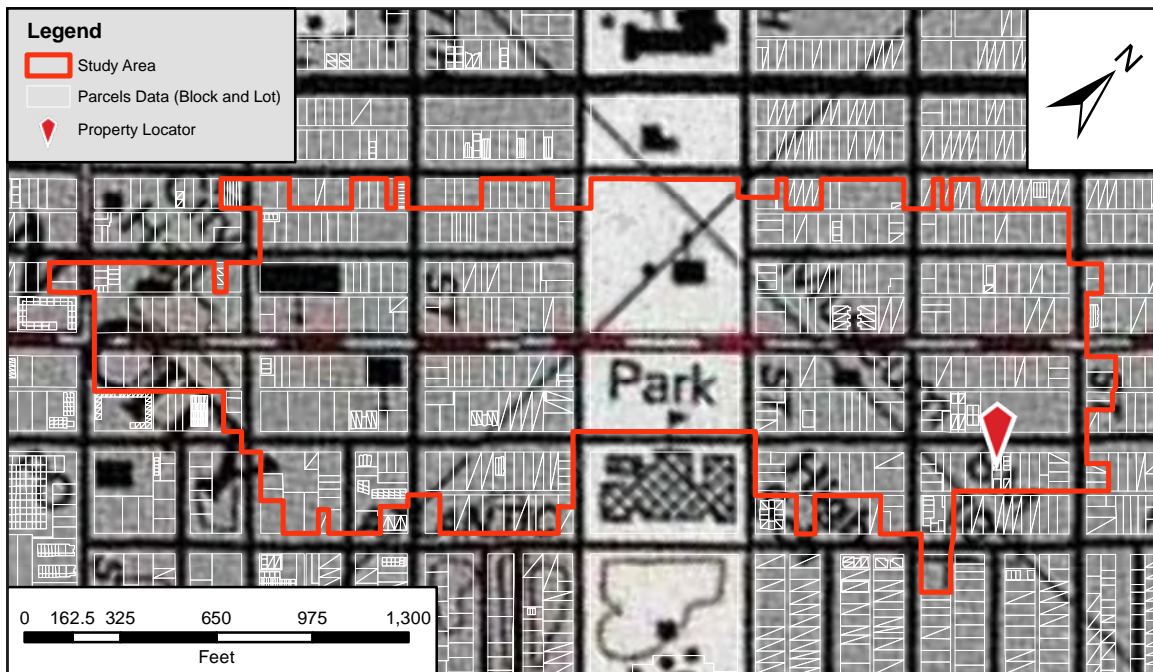
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Ocean City Architectural Survey  
Block 304, Lot 10  
319 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1619743675

**Property Name:** 322-328 Ocean Ave.

**Ownership:** Private

**Address:** 322-328 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 2-bay, contemporary multi-family dwelling was constructed circa 1980. Exterior materials include asphalt roof shingles and vinyl siding. There are concrete chimneys on the side (north and south) elevations. The dominant features of the façade are a pair of 2-story, single-bay porches under a steep, overhanging roof. 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. Enclosed staircases are located on the side elevations. The property has a small yard with some landscaping and hardscaping. The building has not been elevated or altered for flood protection.

322-328 Ocean Avenue was built circa 1980, according to tax records. Historic aerial photographs confirm this date of construction (NETR 1970, 1987). The lot previously housed a smaller dwelling of similar form and massing to those of the neighboring dwellings at 330 and 332 Ocean Avenue.

### Setting:

322-328 Ocean Avenue is located inside the boundaries of the local Ocean City Historic District (1/28/1993), and is approximately one-half block north of and 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), as designated at those dates. This survey update of 2018 recommends that the boundary be amended to

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1619743675

**Organization:** Hunter Research, Inc.



include the 300 block of Ocean Avenue with the Ocean Court Apartments anchoring the northeast corner of the district. The properties on the west (even numbered) side of the 300 block retain sufficient integrity and continuity to be contributing with the exception of one property at 322-28 Ocean Avenue, which was built circa 1980 after the district's period of significance and is rated a non-contributing resource.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length 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:**

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
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 American: Ocean City, New Jersey	1996	
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	Ocean City: America's Greatest Family Resort	2003	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1619743675**

**Organization:** Hunter Research, Inc.

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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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
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 v9: Non-contributing to H.D. (1/1/1990)

Notes: 326 Ocean Avenue was changed to 322-328 Ocean 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:** 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: 152

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:**

☐ (Primary Contact)

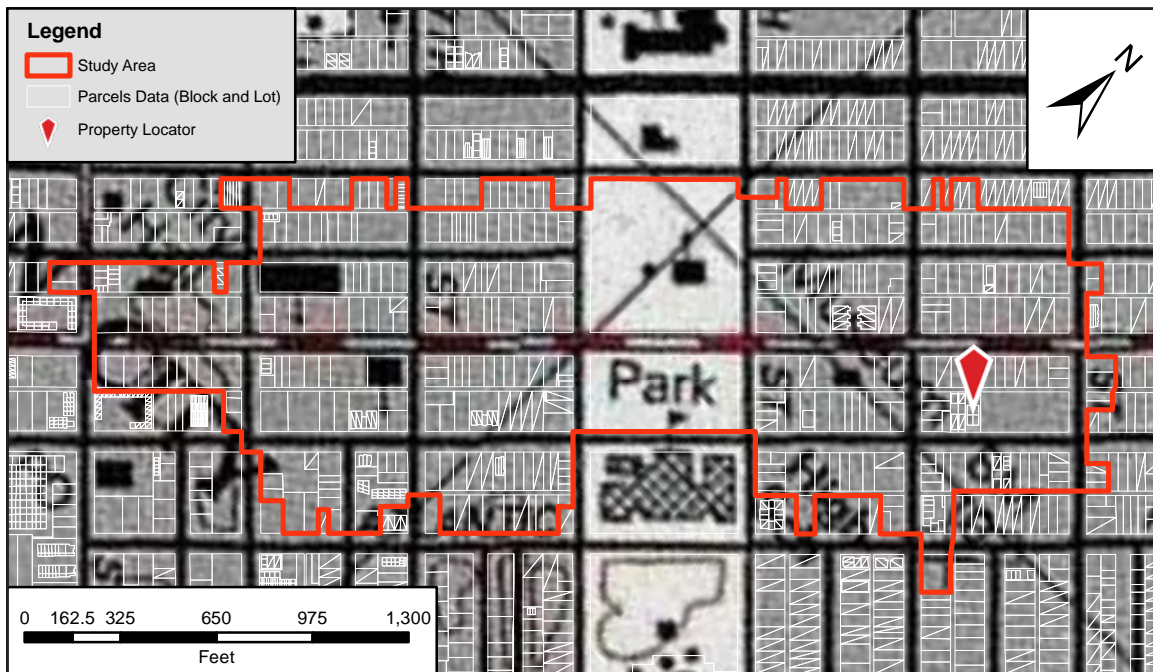
**1619743675**

Page 3

Ocean City Architectural Survey  
Block 305, Lot 15  
322-328 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 267665877

**Property Name:** 323 Ocean Ave.  
**Address:** 323 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	9

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 304, Lot 9) contains two dwellings. The main dwelling (pictured above) was constructed circa 1900 and is recommended a contributing resource to an expanded Ocean City Residential Historic District. The rear cottage was constructed circa 1915 and fronts the rear alley and is also a contributing resource.

### Main Dwelling

This 2.5-story, 3-bay, rectangular-plan, asbestos-shingled, wood-frame vernacular dwelling was constructed circa 1900. The dwelling's front-gabled jerkinhead roof is clad in asphalt shingles and has a shed dormer on the south (side) elevation. The attic windows under the jerkinhead are paired replacement 1/1 vinyl windows that are surrounded by replacement casings. This dwelling features a 2-story, full-width porch with deeply overhanging hipped roof that is supported by full-height columns clad in asbestos shingles. These columns meet two rusticated concrete block piers at the first story. The second-story porch has a wood deck enclosed by replacement spindle vinyl railings. The porch is accessible on the second story via a replacement partially glazed and paneled door in the right bay. The second story has 1/1 replacement vinyl windows in the left and middle bays. The first-story porch has a wood deck with spindled wood railings. The primary entry on the first story is via a replacement paneled door with a small center light in the right bay with a wood staircase leading from the sidewalk to the porch. The first story has two, off-center 1/1 replacement vinyl windows with faux muntins to give the appearance of 6/6

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

267665877

Page 1

☐ (Primary Contact)



sashes. The first story on the north (side elevation has a side entry under a bracketed hood. The south (side) elevation has a two-story, three-sided bay window. The dwelling rests on a brick foundation. The property features narrow front and side yards that are finished with some landscaping. The building has not been elevated or otherwise altered for flood protection.

323 Ocean Avenue was built circa 1900, according to historic maps (Sanborn Map Company 1890, 1909). The dwelling appears as a rectangular-plan, wood-frame dwelling with a 1-story wraparound porch by 1909. The wraparound porch was enclosed on the south (side) elevation and a second-story porch added to the front porch after 1937 (Sanborn Map Company 1937). According to the 1921 Ocean City Directory, several members of the Torbert family lived at 323 Ocean Avenue. Harry W. Torbert, a builder, and his wife Gertrude lived there with A.E. Torbert and Richard W. Torbert. 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.

323 Ocean 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 on Ocean Avenue. The building retains its historic orientation as documented by a Sanborn map of 1909, though its porch was later altered by in-filling a side porch and adding a second porch. Based on the asbestos shingles, this work is judged to have taken place in the mid-20th century. Visible exterior fabric is mostly replacement materials. The property has integrity of setting, location, feeling and association, and is rated a contributing resource.

#### Rear Cottage

This 1.5-story, 3-bay, side-hall, rectangular-plan, asbestos-shingled, wood-frame, vernacular dwelling was constructed circa 1915. The dwelling's gambrel roof is clad with asphalt shingles and has exposed rafter tails in its overhanging eaves. Windows are paired, replacement 1/1 vinyl sashes set in vinyl surrounds. An exterior brick chimney is located at the northeast corner of the side (east) elevation that faces the alley. The dwelling has a wraparound, wood porch that has a hipped roof. The flared porch roof is supported by square posts and is enclosed with wood railings with balusters. A wood staircase on the south (front) elevation leads to the porch. The porch shields replacement metal screen doors in the left and right bays. The dwelling has a 1-story shed-roof addition to the north (rear) elevation with wood, double barn-style doors. The foundation of the dwelling is not visible. The building has not been elevated or otherwise altered for flood protection.

The rear cottage at 323 Ocean Avenue was constructed circa 1915. This date is confirmed by the dwelling's presence on historic maps by 1923 (Sanborn Map Company 1909, 1923). The building is shown as a wood-frame, rectangular-plan combination auto garage and dwelling with a full-width porch on the south elevation by the Sanborn map of 1923. A Sanborn map of 1937 shows the dwelling as having been altered into its current form – a rectangular-plan dwelling with a shed-roof addition to the north elevation and a full-width front porch (Sanborn Map Company 1937). It is unclear when the porch was altered to wrap around to the side (east) elevation of 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 gambrel-roof form and flared porch roof plays upon Dutch Colonial Revival influences.

The rear dwelling at 323 Ocean Avenue 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 and is located on a rear alley. The building retains its historic orientation as documented by a Sanborn map of 1923 and its rear addition was constructed prior to 1937. Visible exterior fabric is mostly replacement materials. It 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), as designated at that date; however, it is outside the boundaries of the Ocean City Residential Historic District (SR 1/15/2003; NR 3/20/2003), which currently terminates on the south side of Fourth Street, approximately 255 feet south of 323 Ocean Avenue. This 2018 survey recommends the extension of the national/state boundary to include most of the 300 block of Ocean Avenue, inclusive of all of the west (even-numbered) side of the block and the east (odd-numbered) side of the block between 319 and 335 Ocean Avenue. This is due to the concentration of contributing resources dating from the period of significance with 12 contributing properties and only 2 non-adjacent non-contributing properties. The 300 block is a cohesive historic streetscape with the exception of the northeast end of the block between 305 and 317 Ocean Avenue, where there are four highly altered or modern dwellings that should be excluded from both the local and national/state boundaries.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees, and concrete sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

---

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**267665877**

**Organization:** Hunter Research, Inc.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
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	1895	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892	
Sanborn Map Company	Insurance Maps of the New Jersey Coast	1890	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**267665877**

**Organization:** Hunter Research, Inc.

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

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: 321-323 Ocean Avenue changed to 323 Ocean Avenue based on fieldwork verification.

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

---

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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:** 206**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:****267665877**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

323 Ocean Avenue



Photograph 2: Cottage located at the rear of 323 Ocean Avenue. View looking northeast.

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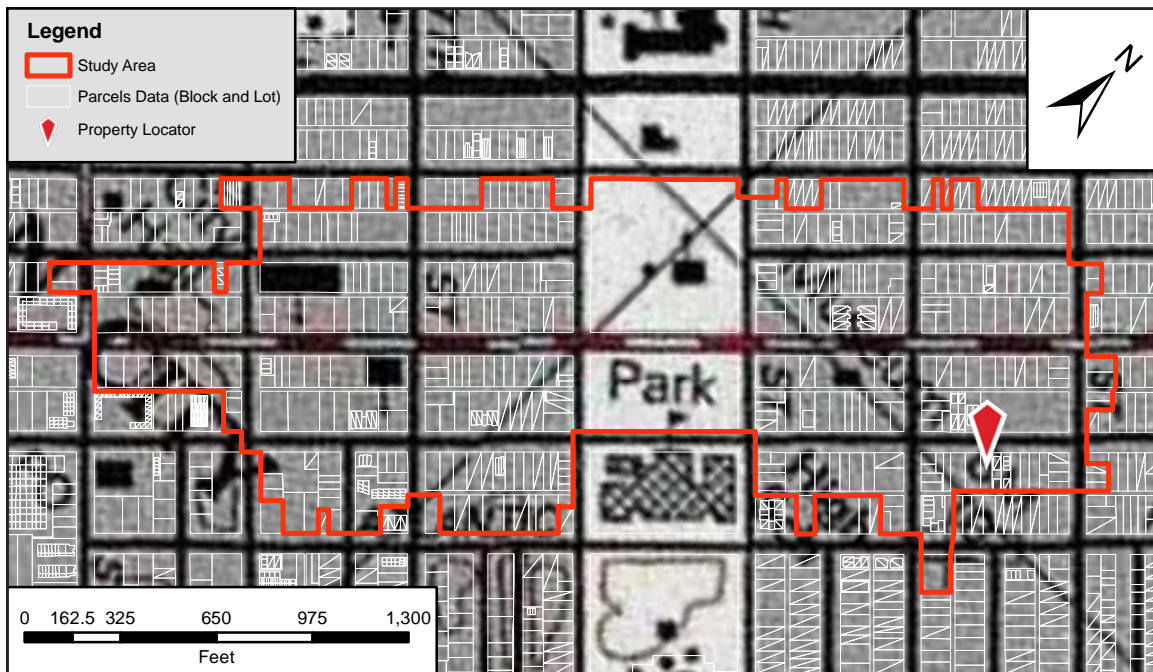
<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



Ocean City Architectural Survey  
Block 304, Lot 9  
323 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-261593726**

**Property Name:** 325 Ocean Ave.

**Ownership:** Private

**Address:** 325 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	8

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, single-bay, vernacular dwelling was constructed prior to 1890, but was altered to its current form and massing between 1937 and 1956, according to historic aerial photography. The dwelling has an asphalt-shingle clad hipped roof with a pent eave and exposed rafter tails. Siding consists of asbestos shingles except for an enclosed single-story front porch with aluminum siding. There is an exterior brick chimney on the north elevation. A 2-story, 3-sided bay added prior to 1956 is located on the south (side) elevation of the dwelling and has had its original front-facing window openings covered over by siding. There are non-original entries on the north and south (side) elevations that are accessible by quarter-turned wood staircases. Windows are 1/1 replacements with replacement casings. The dwelling rests on a stuccoed foundation with a raised basement that has single-pane windows on the front elevation and 1/1 replacement windows on other elevations. The enclosed porch has a non-original 3-sided bay window. The property features a large side yard that has landscaping and hardscaping, and is enclosed with a vinyl picket fence. The building has not been elevated or altered for flood protection.

325 Ocean Avenue was built prior to 1890, but was altered to its current form and massing between 1937 and 1956. The dwelling appears as a rectangular-plan, wood-frame dwelling with a full-width front porch by 1890 and remained as such by 1937 (Sanborn Map Company 1890, 1909, 1923, 1937). Aerial photography indicates that the 2-story bay was added to the south elevation by 1956 (NETR 1956). According to the 1922 Ocean City Directory, Samuel and Louisa Beebe lived at 325 Ocean Avenue. Neither listed occupations (Boyd 1922). The dwelling occupies its original location on the lot, leaving space for a large yard to the south. This dwelling does not exhibit a clear style

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-261593726**

**Organization:** Hunter Research, Inc.

of its own. The age and form of the building suggest it probably originally had Queen Anne-style influences.

325 Ocean Avenue was built prior to 1890 and has experienced alterations that occurred 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 less than two blocks north of the camp meeting on Ocean Avenue. The building retains its historic orientation as documented by a Sanborn map of 1890. With the conversion of the porch to an enclosed bay and the addition of a 2-story, 3-sided bay, the dwelling's form, massing and fenestration pattern were altered prior to 1956. Visible exterior fabric is almost entirely modern replacement materials. The dwelling has integrity of 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) and a half block north and outside 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. This survey update of 2018 recommends that the national/state boundary be amended to include the 300 block of Ocean Avenue with the Ocean Court Apartments anchoring the northeast corner of the district. The properties on the east (odd numbered) side of the 300 block retain sufficient integrity and continuity to be included within the revised boundary between 319 to 335 Ocean Avenue (excluded are 301 to 317), while all of the properties on the west (even numbered) side are included.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length 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:**

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(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	1924	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and	Images of America: Ocean City, New Jersey, Volume II	1998	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-261593726**

**Organization:** Hunter Research, Inc.

Robert J.		
McLaughlin, Mark	Ocean City, NJ	1999
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
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1894
Rush, Mary Townsend	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	1895
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
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 v9: Non-contributing to H.D. (1/1/1990)

Notes: 325 Ocean Avenue was evaluated contributing, not non-contributing (Ocean City Division of Planning & Development 1993), because the dwelling of its current form and massing was present on the lot by 1956 (the end of the Ocean City Residential Historic District's period of significance).

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

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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: 406

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:**

☐ (Primary Contact)

**-261593726**

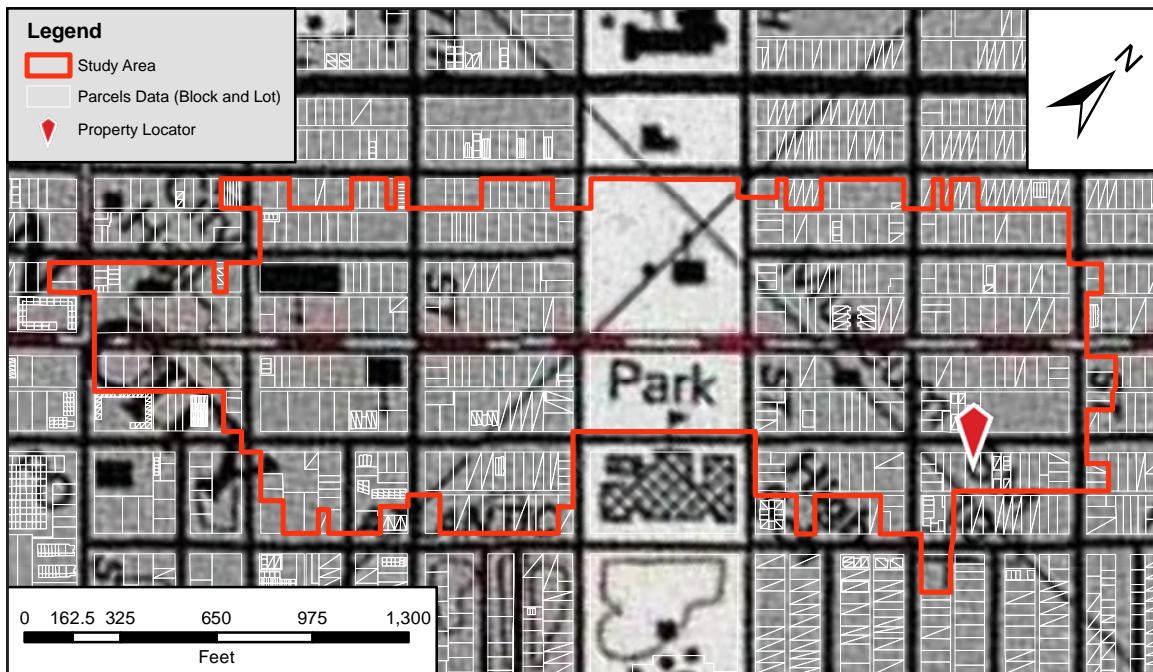
Page 3



Ocean City Architectural Survey  
 Block 304, Lot 8  
 325 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1678549979

**Property Name:** 329-331 Ocean Ave.

**Ownership:** Private

**Address:** 329-331 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	7

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 3-bay, center-hall dwelling was constructed in 2012 and is a post-modern interpretation of the Colonial Revival style. Exterior materials include asphalt roof shingles and vinyl shingles and siding. A gabled dormer with Palladian-shaped vents is centered in the side-gabled roof. The dominant feature of the front elevation is a 2-story porch recessed under the roof. The porches are supported by square Doric columns and have vinyl balusters and railings. Windows are 1/1 vinyl with faux muntins to give the appearance of 6/6 and 9/9 sashes. The dwelling rests on a concrete foundation. The building has not been elevated or altered for flood protection.

329-331 Ocean Avenue was built in 2012, according to tax records. Aerial photographs confirm this date of construction (NETR 2010, 2012). The lot originally contained a circa 1915 rectangular-plan, wood-frame dwelling with a porch that wrapped completely around three elevations, as well as a 2-story garage/dwelling by 1937 (Sanborn Map Company 1909, 1923, 1937). The building is in a post-modern contemporary style with symmetrical massing, a multi-story porch and details like Doric columns that echo the late-19th and early 20th-century Queen Anne and revival style buildings in the Ocean City Residential Historic District.

329-331 Ocean Avenue is evaluated non-contributing to the Ocean City Residential Historic District because its 2012 date of construction post-dates the district's period of significance.

### Setting:

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1678549979

**Organization:** Hunter Research, Inc.

The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993) and approximately 180 feet north and outside 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. This survey update of 2018 recommends that the national/state boundary be amended to include the 300 block of Ocean Avenue with the Ocean Court Apartments anchoring the northeast corner of the district. The properties on the east (odd numbered) side of the 300 block retain sufficient integrity and continuity to be included within the revised boundary between 319 to 335 Ocean Avenue (excluded are 301 to 317), while all of the properties on the west (even numbered) side are included.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length 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:**

**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:**

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Polk's Ocean City Directory	1928		
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		
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996		
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		
Miller, Fred	Images of America: Ocean City, 1950-1980	2006		
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014		

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1678549979

Page 2

☐ (Primary Contact)

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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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 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: YES

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: 331 Ocean Avenue was changed to 329-331 Ocean Avenue upon 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:** 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: 407

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:**

**1678549979**

Page 3

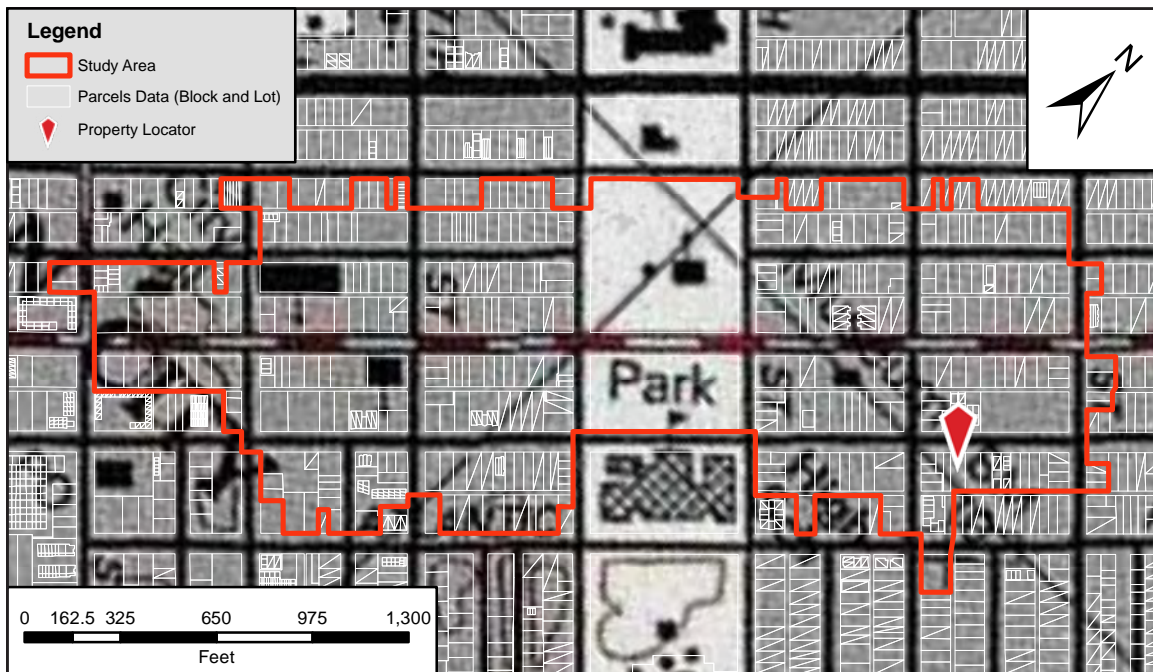
☐ (Primary Contact)



Ocean City Architectural Survey  
Block 304, Lot 7  
329-331 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **1173900171**

**Property Name:** 330 Ocean Ave.  
**Address:** 330 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	16

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 305, Lot 16) contains two buildings. The main dwelling (pictured above) was constructed circa 1915. The rear dwelling/garage was also constructed circa 1915. Both are recommended contributing resources to an expanded Ocean City Residential Historic District.

### Main Dwelling

This 2.5-story, 3-bay, rectangular-plan, vinyl-sided, front-gabled, wood-frame, vernacular dwelling was constructed circa 1915. There is a 6-light wood window in a replacement casing in the gable peak. There is an interior brick chimney on the roof's slope on the north (side) elevation. A 2-story, full-width porch dominates the front elevation. The porch is recessed under a deeply overhanging hipped roof that is supported by full-height, square Doric columns. The porch has wood decking enclosed by non-original spindled vinyl railings. There is a wood staircase with spindled vinyl railings leading from the street level to the second story porch on the north elevation. The primary entry on the first story is via a replacement glazed door with a short wood staircase between the middle and right columns leading from the sidewalk to the porch. Windows are paired, replacement, 6-light, vinyl casements in the left bays, and replacement 1/1 vinyl windows with faux muntins to give the appearance of 6/1 sashes in the right bays. The dwelling rests on a rusticated concrete block foundation. The property has no yard and little landscaping. 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.

**Property ID:**

**1173900171**

Page 1

☐ (Primary Contact)

330 Ocean Avenue was built circa 1915, according to historic maps (Sanborn Map Company 1909, 1923). The dwelling appears as a rectangular-plan, wood-frame dwelling by 1923. According to the 1924 Ocean City Directory, J.F.H. Dixon lived at 330 Ocean Avenue. 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 features a 2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture.

330 Ocean Avenue 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 Sanborn map of 1923. It also retains a historically appropriate fenestration pattern, though most sashes have been replaced. Visible exterior fabric is mostly modern replacement materials. The dwelling has integrity of setting, location, feeling and association, and is rated a contributing resource.

#### Rear Dwelling/Garage

This 2.5-story, 2-bay, rectangular-plan, front-gabled, vinyl-sided, wood-frame, vernacular dwelling/garage was constructed circa 1915. The building's front elevation faces (east) away from the alley and is not visible from the street. A wood 6-light window is located in the gable peak of the west elevation. Other windows are replacement 1/1 vinyl sashes. A projecting, windowless bay is located on the rear (west) elevation of the second story. Access is via an east-facing, first-story entry that is shielded by an overhang. The dwelling/garage has a wood, double barn-style garage door in the right bay of the rear elevation, facing the rear alley. The foundation of the building is not visible. The building has not been elevated or otherwise altered for flood protection.

The rear dwelling/garage at 330 Ocean Avenue was constructed circa 1915. This date is confirmed by the dwelling's presence on historic maps by 1923 (Sanborn Map Company 1909, 1923). The dwelling first appears as a 2-story, wood-frame, rectangular-plan building. This dwelling/garage 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 rear dwelling/garage at 330 Ocean Avenue 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 and faces the rear alley. The building retains its historic form and massing as documented by a Sanborn map of 1923. Visible exterior fabric is mostly modern replacement materials. It 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), as designated at that date; however, it is outside the boundaries of the Ocean City Residential Historic District (SR 1/15/2003; NR 3/20/2003), which currently terminates on the south side of Fourth Street, approximately 185 feet south of 330 Ocean Avenue. This 2018 survey recommends the extension of the national/state boundary to include most of the 300 block of Ocean Avenue, inclusive of all of the west (even-numbered) side of the block and the east (odd-numbered) side of the block between 319 and 335 Ocean Avenue. This is due to the concentration of contributing resources dating from the period of significance with 12 contributing properties and only 2 non-adjacent non-contributing properties. The 300 block is a cohesive historic streetscape with the exception of the northeast end of the block between 305 and 317 Ocean Avenue, where there are four highly altered or modern dwellings that should be excluded from both the local and national/state boundaries.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean 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:

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:**

1173900171

Page 2

☐ (Primary Contact)

**Location Map:**

(See Continuation Sheet for Maps)

**Site Map:****BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
(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, Volume II	1998	
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	
Rush, Mary Townsend	Ocean City Guide Book and Directory	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	Ocean City, NJ	1903	

**Additional Information:**

Demolished: NO

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**Organization:** Hunter Research, Inc.**Property ID:****1173900171**

Page 3



Survey: CAP GB 70 v9: 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 Expansion

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

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

---

Conversion Problem? ☐ ConversionNote: 351

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:**

1173900171

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

330 Ocean Avenue



Photograph 2: Garage located at the rear of 330 Ocean Avenue. View looking southeast.

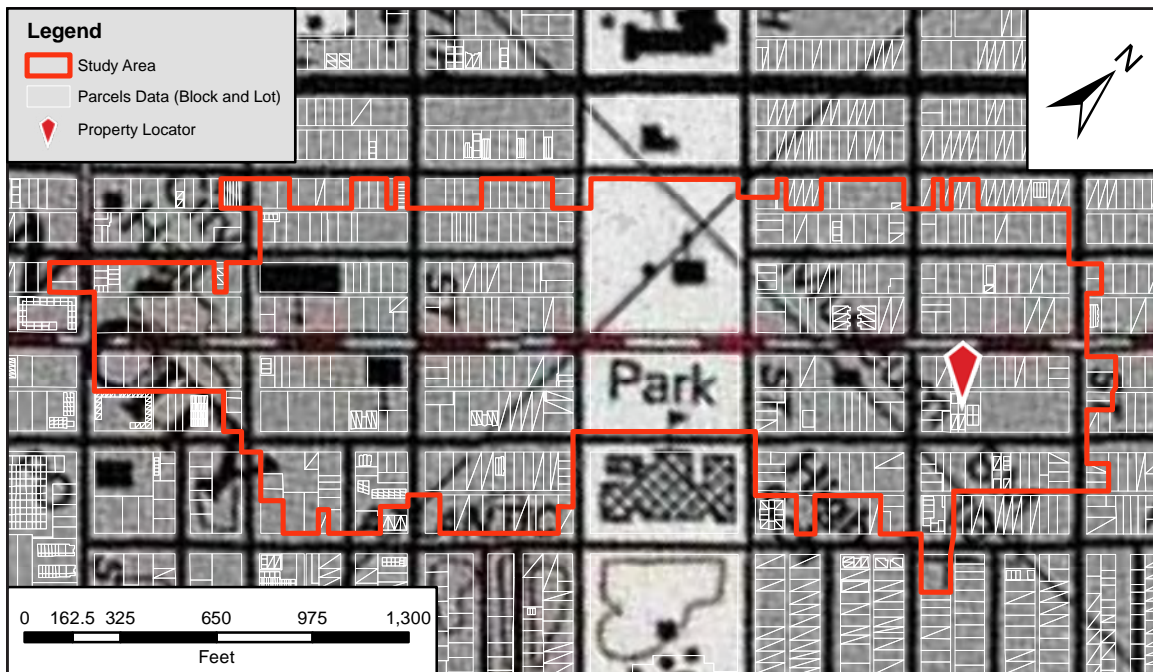
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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

Ocean City Architectural Survey  
Block 305, Lot 16  
330 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1384662560**

**Property Name:** 332 Ocean Ave.  
**Address:** 332 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	17

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 305, Lot 17) contains two buildings. The main dwelling (pictured above) was constructed circa 1915. The rear dwelling/garage was also constructed circa 1915. Both are contributing resources to the Ocean City Residential Historic District.

### Main Dwelling

This 2.5-story, 3-bay, side-hall, rectangular-plan, vinyl-sided, vernacular dwelling was constructed circa 1915 according to historic maps. The dwelling's hipped roof features a gabled dormer with a 6-light wood window in a vinyl casing in the peak. There is a brick chimney on the roof's slope on the south elevation. A 2-story, full-width porch dominates the front elevation. The porch is recessed under a deeply overhanging hipped roof that is supported by full-height, square Doric columns. Both porches have wood decking and are enclosed with non-original vinyl railings and balusters. There is a wood staircase with vinyl railings and balusters leading from the street level to the second story porch on the south elevation. The primary entry on the first story is via a non-original glazed door. A short wood staircase between the middle and left columns leads from the sidewalk to the porch. Windows are replacement 1/1 vinyl windows in the left bays and paired, replacement, 1/1 vinyl sashes the right bays. The dwelling rests on a rusticated concrete block foundation. The property has no yard and little landscaping. 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.

**Property ID:**

**-1384662560**

Page 1

☐ (Primary Contact)



332 Ocean Avenue was built circa 1915, according to historic maps (Sanborn Map Company 1909, 1923). The dwelling appears as a rectangular-plan, wood-frame dwelling by 1923. 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 features a 2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture.

332 Ocean Avenue 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 Sanborn fire insurance map of 1923. It also retains a historically appropriate fenestration pattern, though most sashes have been replaced. Visible exterior fabric is mostly modern replacement materials. The dwelling has integrity of setting, location and association, and is rated a contributing resource.

#### Rear Dwelling/Garage

This 2.5-story, 2-bay, front-gabled, rectangular-plan, wood-frame, vernacular dwelling/garage was constructed circa 1915 according to historic maps. The asphalt-shingled roof has a pent eave across the rear (west) elevation. A brick chimney is located on the roof's slope on the north elevation. Windows are replacement 1/1 vinyl sashes with faux muntins set in vinyl surrounds. The rest of the building is coated with vinyl siding and shingles. A projecting, windowless, rectangular bay is located on the west elevation of the second story. The main entry to the dwelling/garage faces east toward Ocean Avenue. The dwelling/garage has a modern, overhead garage door in the left bay of the rear elevation, facing the rear alley. The building has not been elevated or otherwise altered for flood protection.

The rear dwelling/garage at 332 Ocean Avenue was constructed circa 1915. This date is confirmed by the dwelling's presence on historic maps by 1923 (Sanborn Map Company 1909, 1923). The dwelling first appears as a 2-story, wood-frame, rectangular-plan auto garage. This dwelling/garage 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 rear dwelling/garage at 332 Ocean Avenue 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 and faces the rear alley. The building retains its historic form and massing as documented by a historic Sanborn fire insurance map of 1923. Visible exterior fabric is mostly modern replacement materials. It has integrity of setting, location, feeling and association, and is rated a contributing resource.

#### Setting:

The property is presently located inside the boundaries of the local Ocean City Historic District (1/28/1993), as designated at that date. It is presently located outside the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which uses Fourth Street as its northern boundary and does not include the 300 block of Ocean Avenue, as does the local historic district. This survey in 2018 recommended that the entirety of the west side of the 300 block of Ocean Avenue and the east side of the 300 block of Ocean Avenue from 301 to 319 Ocean Avenue be included within revised boundaries of the national/state listed district to bring the local and state/national boundaries into conformance with one another. There is a significant concentration of period dwellings in the 300 block forming a visually unified streetscape with historic character to the recommended updated period of significance of 1879 to 1956.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees, and concrete sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

**Registration**                      **National Historic Landmark?:** ☐

**and Status**

**National Register:**

**SHPO Opinion:**

**Dates:**

**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:**

**Site Map:**

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1384662560**

**Organization:** Hunter Research, Inc.

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
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 American: Ocean City, New Jersey	1996	
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	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	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	1923	
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909	
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 v9: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1384662560**

Page 3

☐ (Primary Contact)

**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)

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Conversion Problem?    ☐            ConversionNote:    153

*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.

☐ (Primary Contact)

**Property ID:**

**-1384662560**

Page 4

## CONTINUATION SHEET

332 Ocean Avenue



Photograph 2: Rear dwelling/garage of 332 Ocean Avenue. View looking southeast.

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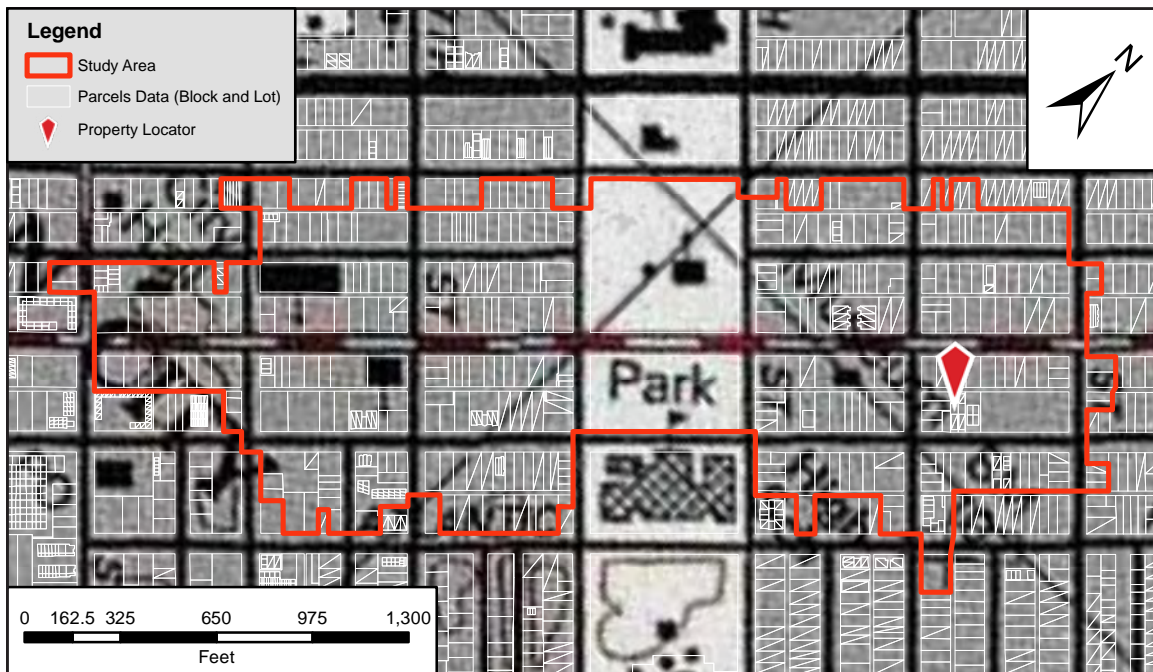
<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



Ocean City Architectural Survey  
Block 305, Lot 17  
332 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1239167573

**Property Name:** 333 Ocean Ave.  
**Address:** 333 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	6

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 304, Lot 9) contains two buildings. The main dwelling (pictured above) was constructed circa 1915. The rear garage was constructed circa 1930 and fronts the rear alley. Both are recommended contributing resources to an expanded Ocean City Residential Historic District.

### Main Dwelling

This 2.5-story, rectangular-plan, front-gabled, vinyl-sided, vernacular dwelling with Craftsman-style influences was constructed circa 1915. The dwelling's asphalt-shingled roof has a jerkinhead with a deeply overhanging eave supported by four large brackets. Under the eave are paired 2/2 square wood attic windows. There is an exterior brick chimney on the rear (east) elevation of the dwelling. The second story of the front elevation features tripled 1/1 replacement windows surrounded by replacement casings. The first story is dominated by a full-width porch with a shed roof that transitions to a hip with deeply overhanging eaves. The porch is supported by large square Doric columns on top of tapered, vinyl siding-clad piers. The porch has been enclosed and clad with vinyl siding. A modern glazed door in the left bay provides access to the dwelling, and is situated alongside tripled 1/1 replacement porch windows that have faux muntins to give the appearance of 6/6 sashes. There is a rectangular bay with a hipped roof on the south elevation of the first story. The dwelling rests on a brick foundation, and a brick staircase leads to the main entry. The property features narrow front and side yards that are finished with some landscaping.

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1239167573

Page 1

☐ (Primary Contact)

The building has not been elevated or otherwise altered for flood protection.

333 Ocean Avenue was built circa 1915, according to historic maps (Sanborn Map Company 1909, 1923). The dwelling appears as a rectangular-plan, wood-frame dwelling with a 1-story wraparound porch by 1923. According to the 1921 Ocean City Directory, Robert B. Lee, a salesman, and his wife Essie lived at 333 Ocean Avenue. Though it is unclear precisely when the front porch was enclosed, it likely occurred outside of the historic district's period of significance. As a result, the historic fenestration pattern of the front elevation was altered. 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.

333 Ocean Avenue 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 as documented by a Sanborn of 1923, though its fenestration pattern has been altered due to the enclosure of the front porch. Visible exterior fabric is mostly modern replacement materials, and the building retains its historic form and massing. It has sufficient integrity of design, setting, location, feeling and association, and is rated a contributing resource.

#### Garage

This 1-story, rectangular-plan, front-gabled, wood-shingled, wood-frame garage at the rear of the property was constructed circa 1930. The garage's roof is clad with diamond pattern asbestos cement shingles, has jerkinhead gable ends, and deeply overhanging eaves with exposed rafter tails. A replacement vinyl casement window set in a vinyl surround is located in the gable peak of the east elevation. Other windows are 6/1 wood sashes set in wood surrounds. Two modern, overhead garage doors face east toward the alley. The foundation of the garage was not visible. The building has not been elevated or otherwise altered for flood protection.

The garage at 333 Ocean Avenue was constructed circa 1930. This date is confirmed by the dwelling's presence on historic maps by 1937 (Sanborn Map Company 1923, 1937). The dwelling appears in the 1937 map as a 1-story, wood-frame, rectangular-plan auto garage fronting the rear alley.

The garage at 333 Ocean Avenue was built circa 1930 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 and faces the rear alley. The building retains its historic orientation, form and massing as documented by a Sanborn map of 1937. Visible exterior fabric is mostly historically appropriate. It 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), as designated at that date; however, it is outside the boundaries of the Ocean City Residential Historic District (SR 1/15/2003; NR 3/20/2003), which currently terminates on the south side of Fourth Street, approximately 135 feet south of 333 Ocean Avenue. This 2018 survey recommends the extension of the national/state boundary to include most of the 300 block of Ocean Avenue, inclusive of all of the west (even-numbered) side of the block and the east (odd-numbered) side of the block between 319 and 335 Ocean Avenue. This is due to the concentration of contributing resources dating from the period of significance with 12 contributing properties and only 2 non-adjacent non-contributing properties. The 300 block is a cohesive historic streetscape with the exception of the northeast end of the block between 305 and 317 Ocean Avenue, where there are four highly altered or modern dwellings that should be excluded from both the local and national/state boundaries.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean 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:

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:**

1239167573

Page 2

☐ (Primary Contact)

**Location Map:**

(See Continuation Sheet for Maps)

**Site Map:****BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001	
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Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	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	
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	
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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

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**Organization:** Hunter Research, Inc.**Property ID:****1239167573**

Page 3



Survey: CAP GB 70 v9: 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 Expansion

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

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

---

Conversion Problem? ☐ ConversionNote: 47

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:**

1239167573

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

333 Ocean Avenue

---



Photograph 2: Garage located at the rear of 333 Ocean Avenue. View looking southwest.

---

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

**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

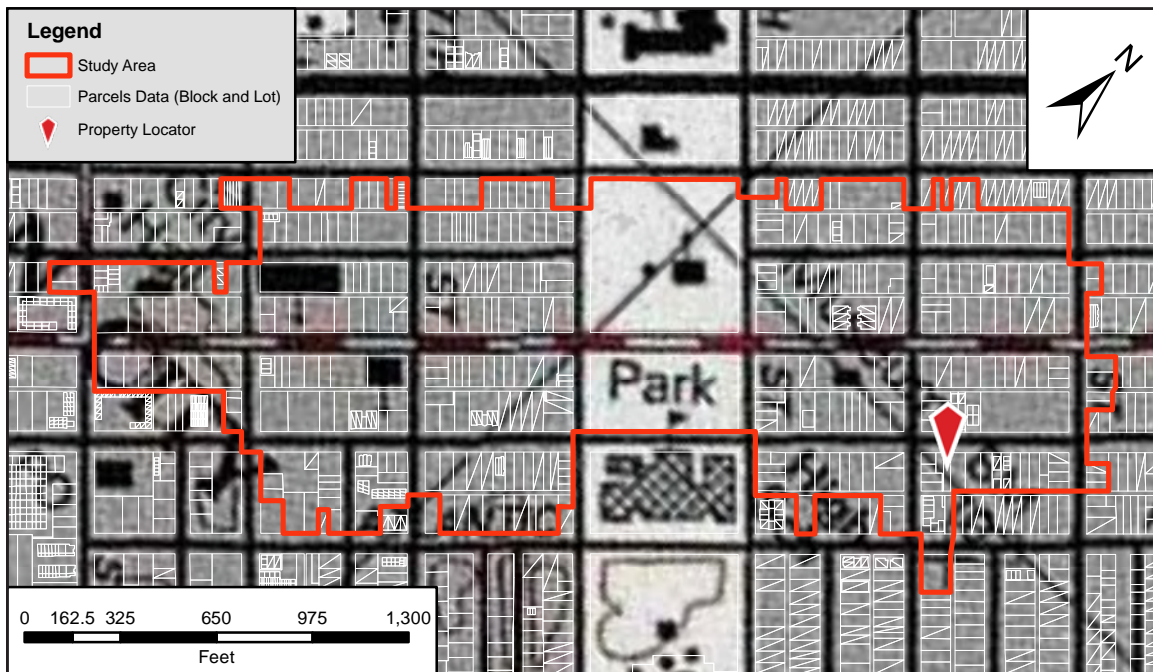
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 304, Lot 6  
333 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 2100115186

**Property Name:** 334 Ocean Ave.

**Ownership:** Private

**Address:** 334 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	21

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story with raised basement, 5-bay, rectangular-plan, vinyl-sided, wood-frame vernacular dwelling was constructed in 1913. The building's hipped roof is clad in asphalt shingles and has overhanging eaves. At the second story there are two replacement 1/1 windows with faux muntins to give the appearance of 6/1 sashes. The first story is dominated by a full-width, hipped-roof, enclosed porch (enclosure not original) with a strip of five 1/1 vinyl windows. The full-height basement has also been enclosed under the porch and houses a strip off four 1/1 vinyl windows. The building's main entry with a modern paneled and glazed door under a gabled hood has been relocated to the basement's rightmost bay. A wood staircase on the north (side) elevation leads to the first story porch. The property features narrow front and side yards that have landscaping and are enclosed with a vinyl picket fence. The building has not been elevated or altered for flood protection.

334 Ocean Avenue was built in 1913 according to tax records. The dwelling's appearance as a rectangular-plan, wood-frame dwelling with a full-width front porch is confirmed by aerial photographs of 1920 and Sanborn map of 1923 (NETR 1920; Sanborn Map Company 1909, 1923). According to the 1921 Ocean City Directory, Albert Evans, a reverend, and his wife Ida lived at 334 Ocean Avenue. 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.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

2100115186

**Organization:** Hunter Research, Inc.



334 Ocean Avenue was built in 1913 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 form and massing as documented by a Sanborn map of 1923, however, the enclosure of the porch and the basement, reorienting the entry to the basement, and changing the appearance of the building, has altered the design. Visible exterior fabric is almost entirely 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), as designated at that date; however, it is outside the boundaries of the Ocean City Residential Historic District (SR 1/15/2003; NR 3/20/2003), which currently terminates on the south side of Fourth Street, approximately 130 feet south of 334 Ocean Avenue. This 2018 survey recommends the extension of the national/state boundary to include most of the 300 block of Ocean Avenue, inclusive of all of the west (even-numbered) side of the block and the east (odd-numbered) side of the block between 319 and 335 Ocean Avenue. This is due to the concentration of contributing resources dating from the period of significance with 12 contributing properties and only 2 non-adjacent non-contributing properties. The 300 block is a cohesive historic streetscape with the exception of the northeast end of the block between 305 and 317 Ocean Avenue, where there are four highly altered or modern dwellings that should be excluded from both the local and national/state boundaries.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees, and concrete sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean 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:**

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001	
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Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**2100115186**

**Organization:** Hunter Research, Inc.

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
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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
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: Evaluated contributing in 2018 due to confirmation of date of construction within period of significance and sufficient integrity.

**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: 48

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:**

**2100115186**

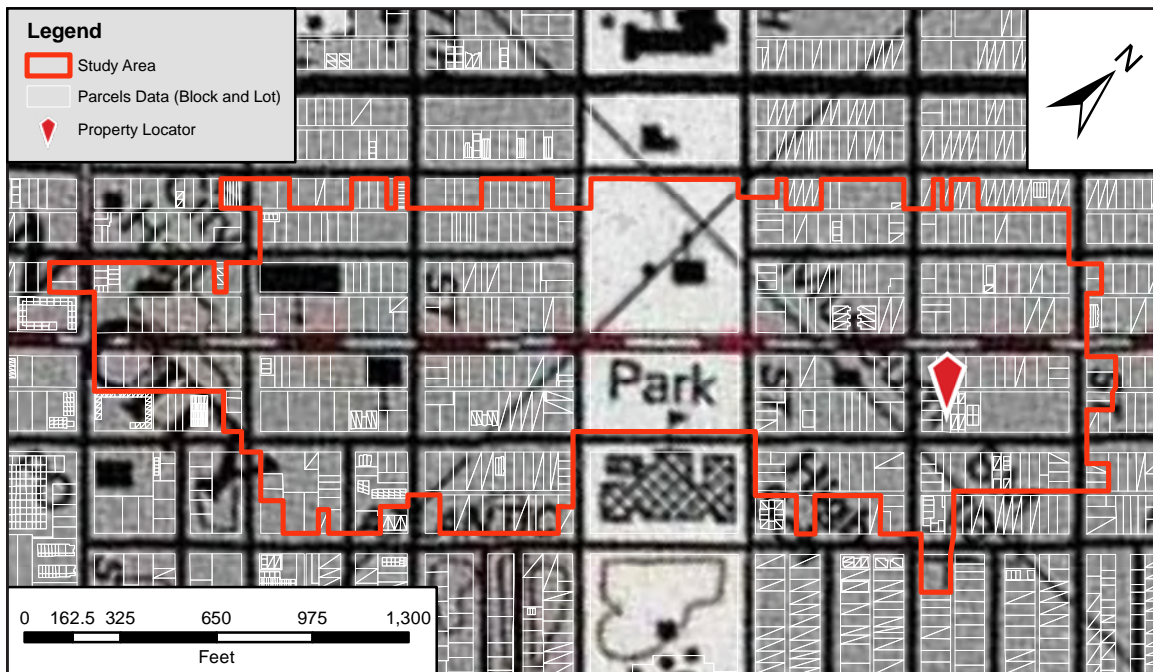
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 305, Lot 21  
334 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 409308157

**Property Name:** 335 Ocean Ave.  
**Address:** 335 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	5

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 2-bay, rectangular-plan, front-gabled vernacular dwelling with Craftsman-style influences was constructed circa 1915. The building's roof is clad in asphalt shingles, has overhanging eaves, and features a verge board and braced wood brackets in the gable peaks of the main block and single-story front-gabled porch. The gable peaks are covered in replacement vinyl fishscale shingles while the rest of the exterior walls are covered with vinyl siding. The porch roof is supported by square columns and enclosed with vinyl railings with turned balusters. The porch decking is wood. The main entry resides in the rightmost bay and has a replacement partially glazed door covered by a glass storm door. A wood staircase with vinyl rails leads from the sidewalk to the porch. Windows are 1/1 replacement vinyl sashes with replacement lintels, casings, and sills. The dwelling rests on a brick foundation and is set a short distance from the sidewalk. The property features a narrow front yard that is completely landscaped. The building has not been elevated or altered for flood protection.

335 Ocean Avenue was built circa 1915 according to tax records. The dwelling's appearance as a 2-story, rectangular-plan, wood-frame dwelling with a full-width front porch is confirmed by historic maps (Sanborn Map Company 1923, 1937). The dwelling was originally constructed on the same tax lot as 333 Ocean Avenue, but the lots have since been divided between the two residences. According to the 1921 Ocean City Directory, Gordon W. Cox, a clerk, lived at 335 Ocean Avenue. The dwelling bears elements of the Craftsman style, specifically the overhanging eaves and brackets, but otherwise is a vernacular front-gabled dwelling with no particular style. The Craftsman style is found most commonly along the east-to-west avenues within the Ocean City Residential Historic District, with most examples dating

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

409308157

**Organization:** Hunter Research, Inc.



from the 1910s and 1920s.

335 Ocean Avenue 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 Sanborn map of 1923. Much of the dwelling retains a historically appropriate fenestration pattern, although all window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement 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) and approximately 100 feet north and outside 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. This survey update of 2018 recommends that the national/state boundary be amended to include the 300 block of Ocean Avenue with the Ocean Court Apartments anchoring the northeast corner of the district. The properties on the east (odd numbered) side of the 300 block retain sufficient integrity and continuity to be included within the revised boundary between 319 to 335 Ocean Avenue (excluded are 301 to 317), while all of the properties on the west (even numbered) side are included.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length 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:**

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(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	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**409308157**

**Organization:** Hunter Research, Inc.

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	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	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
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v9: 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 Expansion

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

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

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Conversion Problem? ☐ ConversionNote: 304

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:**

**409308157**

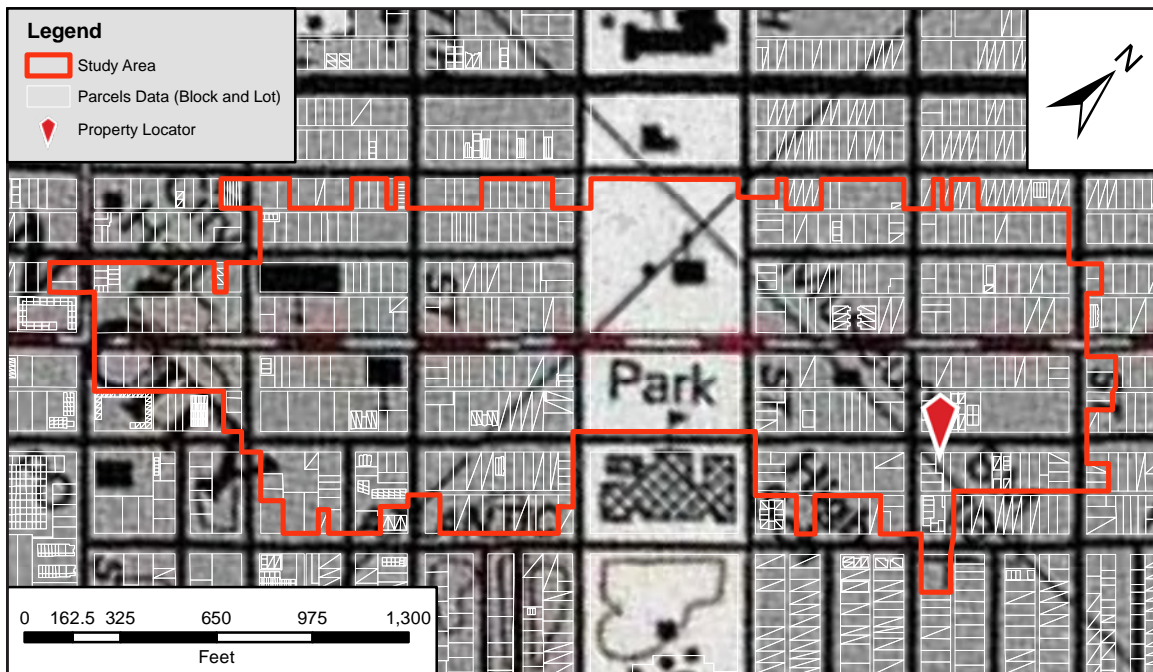
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 304, Lot 5  
 335 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: -2034046738

**Property Name:** 340 Ocean Ave.

**Ownership:** Private

**Address:** 340 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	22

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 7-bay, vernacular, side-gable, wood-frame mixed-use building was originally constructed circa 1920 and expanded to its current configuration between 1923 and 1937. The house is located at the northwest corner of Ocean Avenue and Fourth Street with a chamfered corner entrance. For the purposes of this written description, the east-facing Ocean Avenue elevation is treated as the front elevation. The building houses retail space on the first story and a residential unit on the second story and has recently been remodeled. It has a replacement asphalt-shingle roof and is clad with replacement vinyl siding. The first-story windows are a mix of replacement vinyl fixed, sliding and double-hung 1/1 vinyl windows. The second-story windows contain replacement single or paired double-hung 1/1 vinyl sash. All windows features vinyl surrounds. The main entry is located at the southeastern corner of a 1-story, 2-bay wing that projects from the first story on the front elevation and is topped by a standing-seam-metal hip roof. The main entry contains a replacement glazed metal door with a sidelight. An additional entry containing a modern door with a square window is located on the front elevation facing Ocean Avenue. A second-story deck is located on the north (side) elevation above a small single-story wing. Access to the deck is via a composite wood staircase featuring a quarter turn and vinyl picket railings. The foundation has been faced with brick. The sidewalk has been extended to the front and south elevations of the building. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 340 Ocean Avenue was constructed circa 1920. Historic maps confirm this date of construction with the building first appearing on the 1923 Sanborn fire insurance map as a 2-story, rectangular, wood-frame store with a 2-story full-width porch on the side

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

-2034046738

**Organization:** Hunter Research, Inc.



elevation facing Fourth Street. A review of historic maps reveals that it reached its current configuration between 1923 and 1937 with the enclosure of the porch and additions to the east and north sides of the building. According to the 1922 Ocean City Directory, the building was constructed with retail space and a residential unit, which was occupied by Charles H. and Sadie Maurer, Kate Afflerbach and Virginia Warren. Sadie Maurer operated a confectionary business on the premises. By 1937, the building housed a delicatessen owned by Elsie H. Welker who also resided in the building with Helene Sander. Until recently, the building housed Bakley's Delicatessen. It has since been purchased by the owners of Bennie's Bread, who renovated the building and opened it as their second location. The building is an example of a mixed-use commercial and residential building, which are relatively rare within the Ocean City Residential Historic District but almost always having storefronts in the first story and often at corners to take advantage of pedestrian access.

340 Ocean Avenue was constructed circa 1920 and expanded to its current configuration between 1923 and 1937 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid one block north of the camp meeting. The building largely retains its historic orientation, form and massing as documented by the Sanborn map of 1937, though an attached garage that extended from the north elevation has been removed. It also retains a historically appropriate fenestration pattern, though the windows have been replaced. Visible exterior fabric is entirely modern replacement material, and any original decorative details have been removed or covered over. The building 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), which include the 300 block of Ocean Avenue; however it is outside the current 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 extend north of Fourth Street. This survey update of 2018 recommends that the state/national boundary be extended northward to Third Street to include the 300 block of Ocean Avenue, with the exception of the eastern (odd-numbered side) of the block between 301 and 317 Ocean Avenue which contains a predominance of modern replacement buildings. The even-numbered side of the 300 block and the remainder of the odd-numbered side are intact historic streetscapes retain sufficient integrity and continuity of historic buildings to be evaluated contributing to the local and state/national districts.

The property stands at the corner of Ocean Avenue and Fourth Street and is oriented towards Ocean Avenue. 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 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. Ocean 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:**

**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:**

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-2034046738**

Page 2

☐ (Primary Contact)

(None Listed)	Polk's Ocean City Directory	1928
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 American: Ocean City, New Jersey	1996
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	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
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	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	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
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: Non-contributing to H.D. (1/1/1990)

Notes: Bakley's Deli property name changed to 340 Ocean Ave. based on field verification.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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:**

**-2034046738**

Page 3

☐ (Primary Contact)

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Conversion Problem? ☐ ConversionNote: 333

*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.

☐ (Primary Contact)

**Property ID:**

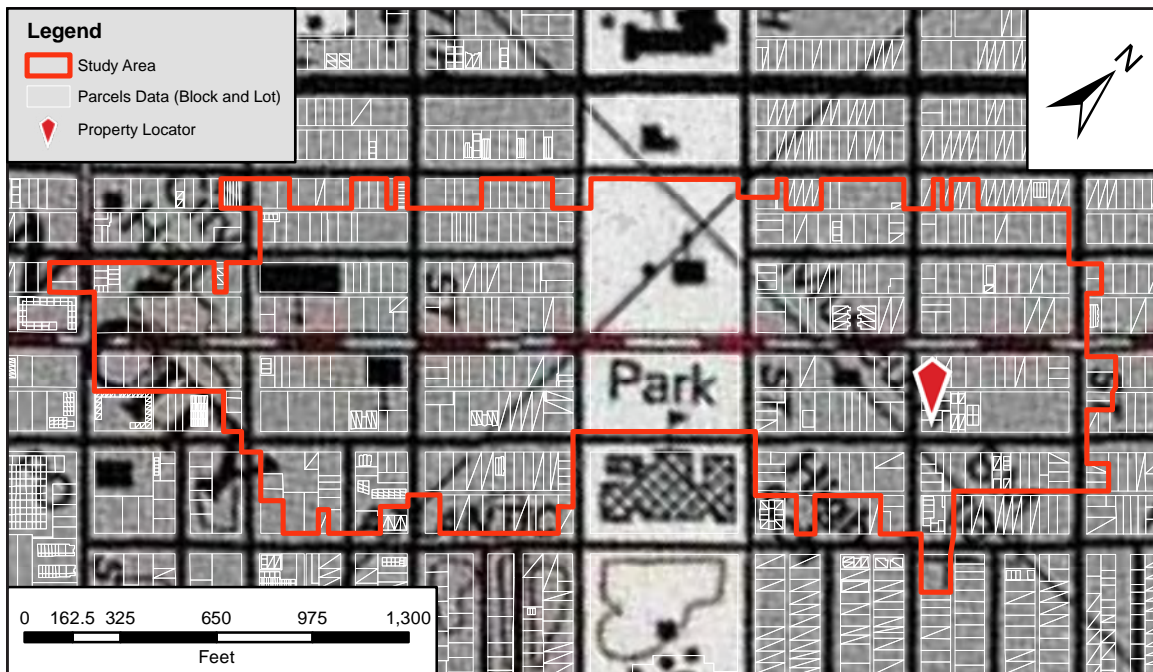
**-2034046738**

Page 4

Ocean City Architectural Survey  
Block 305, Lot 22  
340 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-326441534**

**Property Name:** 400 Ocean Ave.

**Ownership:** Private

**Address:** 400 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	8.01
CAPE_MAY	Ocean City		Ocean City	405	8

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 6-bay, wood-frame dwelling was constructed circa 1920 in the Colonial Revival style. The building has a multi-level asphalt-shingle hip roof with moderately overhanging eaves and is clad with asbestos shingles, which could be original. A 2-story, 3-sided hexagonal bay projects from the north (side) elevation beneath the main roof block. A 2-story, 1-bay, flat-roof wing extends from the south (side) elevation. The second story of the south addition is a later addition and was likely constructed before 1957. A stuccoed chimney projects from the rear roof slope at the corner formed by the rear elevation and the rear wing. Most windows contain replacement double-hung 1/1 vinyl sash with faux 6/6 and 8/8 muntins, though two bay windows containing the original wood 12-light sash are located in the southernmost two bays at the first story of the front elevation. Fixed louvered shutters frame the windows on the front elevation. A partial-width entry porch spans three bays on the front elevation. It has a flat roof supported by paired wood Doric columns set on a brick stoop and wrought-metal railings. The porch shields the off-center front entry, which contains a paneled wood door framed by Doric pilasters and surmounted by an entablature. Access is via a brick staircase. The foundation is not visible, though previous surveys reported a brick foundation (Ocean City Div. of Planning & Development 1991; Bzdak 2001). The dwelling sits slightly above the street on a small artificial hill and has a small front yard that is formally landscaped with a lawn, bushes and trees. It is set a short distance from the sidewalk. It occupies a prominent position within the district, sitting at the corner of Ocean Avenue and Fourth Street. The building has not been elevated or otherwise altered for flood protection.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-326441534**

**Organization:** Hunter Research, Inc.

It is estimated that 400 Ocean Avenue was constructed circa 1920. Historic maps confirm this date of construction, with it first appearing on the 1923 Sanborn map as a 2-story, irregular-plan, wood-frame dwelling. It appears to have replaced a circa 1880s house that originally occupied the property, though previous surveys suggest that it may incorporate portions of this 1880s house (Ocean City Div. of Planning & Development 1991; Bzdak 2001). According to the 1922 Ocean City Directory, Henry T. and Marie Foulds, Henry W. Foulds and Maud M. Foulds occupied the dwelling. Henry T. Foulds worked as an assessor at City Hall, Henry W. Foulds was a chemical engineer and Maud M. Foulds was employed by the First National Bank as a bookkeeper. The dwelling is an example of the Colonial Revival style, which appears regularly within the Ocean City Residential Historic District, 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. A review of historic aerial photographs indicates that the second-story addition to the side wing was constructed before 1957 (NETR 1956, 1957).

400 Ocean 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 one block north of the camp meeting. The house retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1923, though the second-story addition to the side wing has minimally impacted its integrity of design. The dwelling also retains a historically appropriate fenestration pattern, although most window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but the original entry porch survives. 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 at the corner of Ocean Avenue and Fourth Street and is oriented to Ocean Avenue.

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 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. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School located between Fifth and Sixth Streets.

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. 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 and 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:

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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-326441534**

**Organization:** Hunter Research, Inc.

(None Listed)	West Jersey History Project	2013
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	Polk's Ocean City Directory	1928
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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
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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
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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:**

**-326441534**

Page 3

☐ (Primary Contact)

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

---

Conversion Problem? ☐ ConversionNote: 25

*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.

☐ (Primary Contact)

**Property ID:**

**-326441534**

Page 4



Ocean City Architectural Survey  
 Block 405, Lot 8 and 8.01  
 400 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1297412210

**Property Name:** 401-403 Ocean Ave.

**Ownership:** Private

**Address:** 401 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	404	13

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 4-bay, wood-frame, Shed-style duplex was constructed in 1987. The front section is topped by an asphalt-shingle shed roof, while the rear wing has an asphalt-shingle gable roof. The duplex is finished with wood clapboards, and a chimney clad with the same wood clapboards extends from the shed roof at the center of the front section. Sliding vinyl windows predominate, but vinyl awning windows are also present. A 2-story, full-width porch spans the front elevation. It is recessed beneath the main roof block and is supported by square posts and features wood picket railings. The front entries to each unit, which contain glazed and paneled wood doors, are located on the sides of the first-story porches and are oriented parallel to Ocean Avenue. Access is via wood staircases with wood picket railings. Sliding glass doors grant access to the first- and second-story porches from the interior of the building. The duplex rests on a stuccoed foundation. It has a small front yard landscaped with a lawn and bushes and is set a short distance from the sidewalk.

According to tax records, 401-403 Ocean Avenue was constructed in 1987. A review of historic aerial photographs confirms this date, with the duplex first appearing on a historic aerial dating to 1987 (NETR 1987). It replaced a late-19th or early-20th-century wood-frame dwelling (Sanborn Map Company 1890, 1909, 1923, 1927; NETR 1987).

401-403 Ocean Avenue is non-contributing to the Ocean City Residential Historic District because its 1987 date of construction post-dates the period of significance.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1297412210

**Organization:** Hunter Research, Inc.

**Setting:**

The property is located inside the boundaries of the local Ocean City Historic District (1/28/1993) and 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), as designated at those dates. At present, the national/state boundary includes the properties immediately south and west of 401-403 Ocean Avenue but does not extend northward beyond Fourth Street at Ocean Avenue. This 2018 survey update recommends that the national/state boundary be amended to extend northward to Third Street due to the concentration of period houses located within the 300 block of Ocean Avenue. This boundary amendment would bring 401-403 into both districts as a non-contributing resource.

The property sits at the corner of Ocean Avenue and Fourth Street and is oriented to Fourth Street. 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 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. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School located between Fifth and Sixth Streets.

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:****BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(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	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	

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

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**1297412210****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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
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
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 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

Survey: CAP GB 70 v9: Non-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 Expansion

**Status:** Non Contributing

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 207

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:**

1297412210

Page 3

☐ (Primary Contact)



Ocean City Architectural Survey  
 Block 404, Lot 13  
 401-403 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-783349312**

**Property Name:** 408 Ocean Ave.

**Ownership:** Private

**Address:** 408 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	9

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 2-bay, vernacular, gable-front, L-plan, wood-frame cottage was constructed in the 1890s. It has an asphalt-shingle roof and is clad with unoriginal asbestos shingles. The windows contain double-hung 1/1 and 2/2 wood sash, the latter likely original, and have wood sills, casings and lintels. The second-story window on the front elevation also features a molded wood crown. A porch spans the front elevation at the first story, wraps around the north elevation and terminates at the 1-story rear wing that extends beyond the north elevation. The porch has a shed roof with exposed rafters, is supported by square wood columns, and enclosed by wood picket railings. The porch shields the side-hall front entry, which contains a paneled wood door. An additional entry containing a paneled wood door is located in the rear wing and is shielded by the front porch. The house sits on a concrete-block foundation. It is located at the rear of the property adjacent to the alley and has a large front yard landscaped with a lawn. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 408 Ocean Avenue was constructed in the 1890s. Historic maps confirm this date of construction, with the building first appearing on the 1909 Sanborn map as a 1.5-story, L-shaped, wood-frame dwelling (Sanborn Map Company 1890, 1909). The 1909 Sanborn map indicates that it occupied the same lot as a similar cottage at 410 Ocean Avenue, which was demolished circa 2016 and replaced with a modern dwelling. According to the 1937 Ocean City Directory, the house was vacant. It is an example of the camp meeting cottages that were constructed in the Ocean City Residential Historic district during the first couple decades of its development, but it

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-783349312**

**Organization:** Hunter Research, Inc.

represents a later and less elaborate version, most notably when compared with examples of the 1880s on Fifth Street (i.e. 411 and 413 Fifth Street).

408 Ocean Avenue was built in the 1890s 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 than one block north of the camp meeting. The building retains its historic orientation, form and massing as documented by the 1909 Sanborn map. It also retains a historically appropriate fenestration pattern, though some window sashes have been replaced. Visible exterior fabric is almost entirely replacement material, and any original ornamental details have been lost or covered over. 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 at the corner of Wesley Avenue and Fourth Street and is oriented to Wesley Avenue. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	
McLaughlin, Mark	Ocean City, NJ	1999	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-783349312**

**Organization:** Hunter Research, Inc.

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
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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	1892
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	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

Survey: CAP GB 70 v9: Key-contributing to H.D. (1/1/1990)

Notes: Evaluated contributing in 2018 due to diminishment of materials and workmanship.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 27

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:**

☐ (Primary Contact)

**-783349312**

Page 3



Ocean City Architectural Survey  
 Block 405, Lot 9  
 408 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 584062091

**Property Name:** 409-411 Ocean Ave.

**Ownership:** Private

**Address:** 409-411 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	404	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 404/Lot 12) contains two structures. The dwelling is located at the front of the property on Ocean Avenue and was constructed circa 1925. The garage is located at the rear of the property and was constructed circa 1920. Both structures are contributing resources.

#### Dwelling

This 1.5-story, 2-bay, vernacular, gable-front, wood-frame dwelling was constructed circa 1925. It has an asphalt-shingle roof with moderately overhanging eaves and is clad with replacement vinyl siding. A gabled dormer and an exterior brick chimney are located on the north elevation, and a gabled dormer appears on the south elevation. A brick chimney projects from the roof ridge at the rear of the dwelling. The windows contain replacement double-hung 1/1 vinyl sash featuring faux 6/6 muntins. The full-width porch that spans the front elevation has been enclosed. The enclosed porch is recessed beneath the second story, which is supported by square wood columns set on rusticated concrete-block piers that extend to the ground. The front entry has been relocated to the north elevation, and access is via a wood staircase with wood picket railings. The front entry contains an unoriginal glazed and paneled door. The porch overhangs the full-height basement, which is clad with vinyl siding. A separate side-hall entry containing a glazed and paneled wood door is located at the basement level on the front elevation below the front porch. A rusticated concrete-block foundation supports the dwelling. The dwelling has

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

584062091

**Organization:** Hunter Research, Inc.

a small front yard landscaped with bushes planted in raised beds 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 409-411 Ocean Avenue was constructed circa 1925. A review of historic aerials confirms this date of construction, with the dwelling first appearing on an aerial dating to 1931 (NETR 1931). A Sanborn fire insurance map of 1937 depicts it as a 2-story, rectangular, wood-frame dwelling with a full-width porch (Sanborn Map Company 1937). According to the 1928 Ocean City Directory, Stanley M. and Jennie Pontiere occupied the dwelling. Stanley M. Pontiere 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.

The dwelling at 409-411 Ocean Avenue was built circa 1925 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than one block north of the camp meeting. The building largely retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937, though the full-width porch has been enclosed at the first story. The dwelling also retains a historically appropriate fenestration pattern, although the fenestration pattern has been altered with the enclosure of the front porch and most of the window sashes have been replaced. While most visible exterior materials are modern replacements and any original decorative details have been removed or covered over, the dwelling retains its rusticated concrete-block piers and foundation. The dwelling has a 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.

#### Garage

A detached 1-story, 3-bay, detached, wood-frame garage is located at the rear of the property. It has an asphalt-shingle, side-gable roof with slightly overhanging eaves above exposed rafters and retains its original wood clapboards. A cross gable extends from the roof on the rear (west) elevation. Three entries on the front (east) elevation contain modern glazed and paneled garage doors and grant access to the interior. The entry in the northernmost bay has been enclosed and features a screen door, though the garage door survives behind it.

It is estimated that the garage was constructed circa 1920. A review of historic maps confirms this date of construction, with the garage first appearing on a Sanborn fire insurance map of 1923 as a 1-story, wood-frame garage on its own lot (Sanborn Map Company 1909, 1923).

The garage was built circa 1920 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 1923 (Sanborn Map Company 1909, 1923). Although it has a replacement asphalt-shingle roof and modern garage doors, it retains wood clapboard siding. Integrity of location, setting, feeling and association are present, and the garage possesses sufficient integrity of design, materials and workmanship 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. 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 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School located between Fifth and Sixth Streets.

#### Registration and Status

National Historic Landmark?: ☐

National Register: 3/20/2003

SHPO Opinion:

#### Dates:

New Jersey Register: 1/15/2003

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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author: Title: Year: HPO Accession #: (if applicable)

(None Listed) The Tiehner Brothers Postcard Collection, Boston Public 2018

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

Property ID:

Page 2

Surveyor: Eryn Boyce and Rachel Craft

☐ (Primary Contact)

584062091

Organization: Hunter Research, Inc.

	Library	2010
(None Listed)	Polk's Ocean City Directory	1924
(None Listed)	Polk's Ocean City Directory	1928
(None Listed)	West Jersey History Project	2013
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Boyd's Ocean City Directory	1922
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 American: Ocean City, New Jersey	1996
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	Ocean City: America's Greatest Family Resort	2003
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
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
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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 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 v9: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**584062091**

Page 3

☐ (Primary Contact)



Historic District ? ☒ 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: 49

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:

☐ (Primary Contact)

584062091

Page 4

## CONTINUATION SHEET

409-411 Ocean Avenue

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Photograph 2: Oblique view of the garage located at the rear of 409-411 Ocean Avenue. View looking southwest.

---

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

**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 404, Lot 12  
409-411 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-634215322**

**Property Name:** 410 Ocean Ave.

**Ownership:** Private

**Address:** 410 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	10

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 2-bay, gable-front, vernacular, wood-frame dwelling was constructed in 2016. It has an asphalt-shingle roof with slightly overhanging eaves supported by faux decorative brackets and is clad with vinyl siding. The windows contain double-hung 1/1 vinyl sash with faux 2/2 muntins set in vinyl surrounds. A full-width porch spans the front elevation at the first story. It has a shed roof supported by square Doric columns and vinyl picket railings. Access is via a staircase located in the southern bay, which is marked by a pediment. The porch shields the side-hall front entry, which contains a glazed and paneled door framed by sidelights and surmounted by a transom. The house sits on a brick foundation. It has a small front yard landscaped with a lawn and bushes and is set a short distance from the sidewalk. A detached 1-story, 1-bay, gable-front garage constructed in 2016 is located at the rear of the property. It has an asphalt-shingle roof and is clad with vinyl siding above a stuccoed foundation.

According to tax records, 410 Ocean Avenue was constructed in 2016. A review of historic aerials confirms this date of construction, with an aerial dating to 2015 showing that the property was a vacant lot (NETR 2015). The dwelling replaced a circa 1880s camp meeting cottage, which resembled the extant cottage at 408 Ocean Avenue (Bzdak 2001).

Although 410 Ocean Avenue is compatible with the Ocean City Residential Historic District's architectural character in scale, massing and form, it is non-contributing to the historic district because its 2016 date of construction post-dates the period of significance.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-634215322**

**Organization:** Hunter Research, Inc.



**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. 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 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School 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:**
**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(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)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
(None 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 American: Ocean City, New Jersey	1996	
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	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**
☐ (Primary Contact)

**-634215322**

Page 2

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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: Non-contributing due to deomolition in 2015-16.

**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: 236

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:**

☐ (Primary Contact)

**-634215322**

Page 3

Ocean City Architectural Survey  
 Block 405, Lot 10  
 410 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 256370809

**Property Name:** 412 Ocean Ave.

**Ownership:** Private

**Address:** 412 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	11

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, gambrel-front, wood-frame dwelling was constructed circa 1920 in the vernacular Dutch Colonial Revival style. It has an asphalt-shingle roof and is finished with what appears to be modern fiber cement shingles and clapboards. An exterior brick chimney is located on the north elevation. Steeply-pitched, full-width, shed-roof dormers form the second story on the north and south elevations. First- and second-story windows contain replacement double-hung 1/1 vinyl sash with faux 6/1 muntins set in plain surrounds with molded crowns. A replacement semicircular vinyl fanlight window is located at the attic level on the front elevation. A full-width porch spans the front elevation at the first story. It has a hip roof supported by square Doric columns set on brick piers and a wood picket railing. Access is via two brick steps. The porch shields the center-hall front entry, which contains a replacement glazed door with faux muntins. The house sits on a brick foundation. A circa 2009 2-story addition extends from the rear of the dwelling. It is not easily visible from the street. The property has a small front yard landscaped with a lawn and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

A circa 2009 detached 2.5-story, 1-bay, gambrel-front garage with upstairs apartment is located at the rear of the property. It has an asphalt-shingle roof and is clad with what appears to be fiber cement shingles and clapboards. The second-story dwelling space is cantilevered above the first story and supported by square Doric columns set on square piers and appears to contain living quarters or an apartment. The garage is designed in the same style as the main dwelling but postdates it by nearly 80 years.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

256370809

**Organization:** Hunter Research, Inc.



It is estimated that the main dwelling at 412 Ocean Avenue was constructed circa 1920. Historic maps confirm this date of construction, with the building first appearing on the 1923 Sanborn map as a 2-story, rectangular, wood-frame dwelling with a full-width porch. It appears that it occupied the same lot as 414 Ocean Avenue. This, coupled with its similarity in scale, massing and orientation to 414 Ocean Avenue, suggests that they may have been constructed by the same builder or developer. According to the 1922 Ocean City Directory, William A. and Anna M. Quigg occupied the dwelling. William A. Quigg worked as a manager at the Hub Garage. 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 19th century but reached peak popularity during the first half of the 20th century. The Dutch Colonial Revival style is relatively rare within the Ocean City Residential Historic District, with most examples dating from the 1920s and the 1930s.

The main dwelling at 412 Ocean 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 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. Although a circa 2009 addition to the rear increased the size of the house, the addition is not visible from the street and has not impacted the front elevation. The dwelling also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but the original full-width porch and brick foundation survive. 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. The detached garage is rated as non-contributing because its circa 2009 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. 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 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**256370809**

**Organization:** Hunter Research, Inc.

Cain, Tim	Peck's Beach: A Pictorial History of Ocean City, New Jersey	1988
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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
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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 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 v9: 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: 120

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**256370809**

Page 3

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.

☐ (Primary Contact)

**Property ID:**

**256370809**

## CONTINUATION SHEET

412 Ocean Avenue



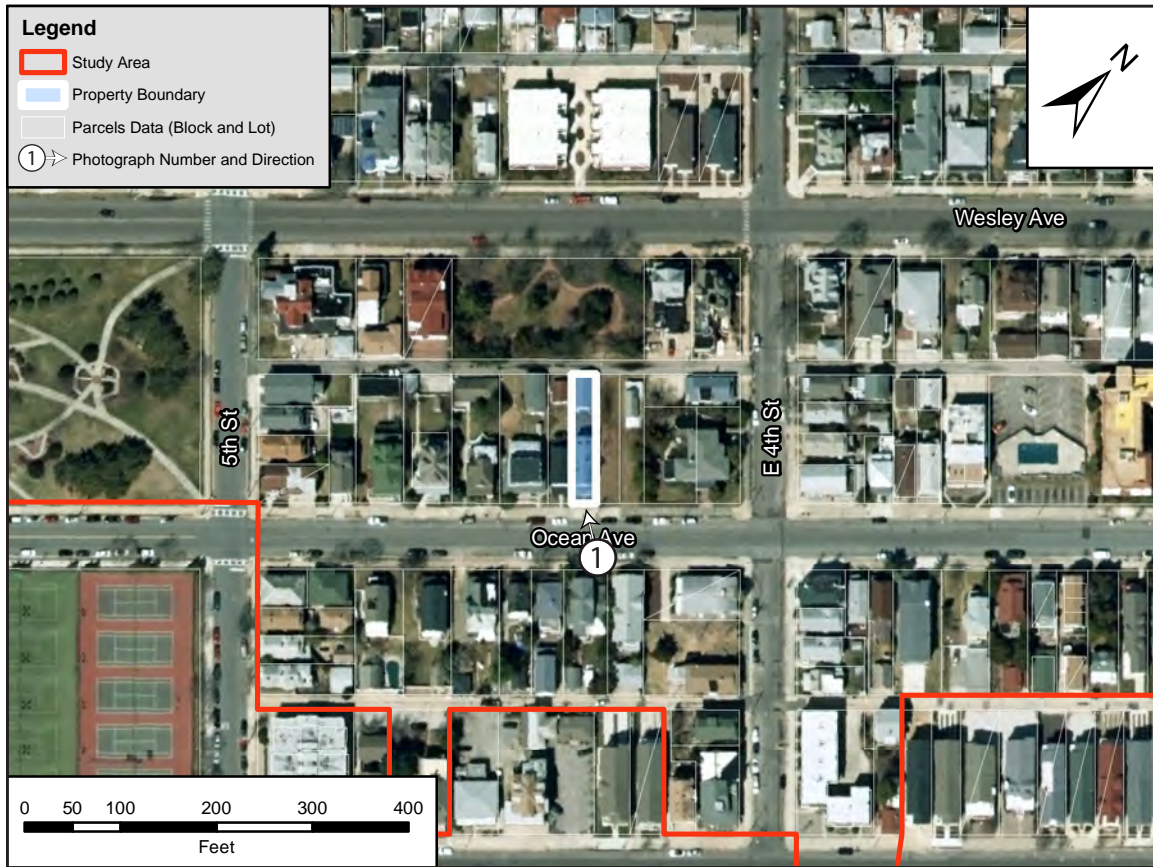
Photograph 2: Oblique view of the rear garage dwelling located at the rear of 412 Ocean Avenue. View looking northeast.

---

<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



Ocean City Architectural Survey  
Block 405, Lot 11  
412 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1337029807

**Property Name:** 413 Ocean Ave.

**Ownership:** Private

**Address:** 413 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	404	11

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 404/Lot 11) contains two structures. The dwelling is located at the front of the property on Ocean Avenue and was constructed circa 1915. The garage is located at the rear of the property and was constructed circa 1920. Both structures are contributing resources.

#### Dwelling

This 2.5-story with raised basement, 3-bay, side-gable, vernacular, wood-frame bungalow was constructed circa 1915 with Craftsman-style influences. It has an asphalt-shingle roof with slightly overhanging eaves above exposed rafters and is clad with asbestos shingles. The second story is formed by a prominent, 3-bay, gabled dormer. The first- and second-story windows contain replacement double-hung 1/1 vinyl sash with faux 6/6 and 9/9 muntins, and louvered windows appear at the attic level. All windows retain their original wood sills, lintels and casings and molded wood crowns. A porch spans the front elevation at the first story and extends beyond the south elevation. It is recessed beneath the second story, which is supported by square Doric wood columns with beveled edges. The porch is enclosed by wood picket railings. Access is via a wood staircase featuring a quarter turn and wood picket railings. The porch shields the off-center front entry, which is not easily visible from the public right-of-way. Brick piers support the front porch. A 1-story, 1-bay addition extends from the north elevation. It has a hip roof and features a prominent cross gable on the north elevation. The house rests on a raised basement. The

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1337029807

**Organization:** Hunter Research, Inc.

dwelling has a small front yard landscaped with a lawn, bushes and 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 the dwelling at 413 Ocean Avenue was constructed circa 1915. A review of historic aerials confirms this date of construction, with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). A Sanborn fire insurance map of 1923 depicts it as a 2-story, rectangular, wood-frame dwelling with a full-width porch (Sanborn Map Company 1923). The 1-story addition to the north elevation was constructed between 1923 and 1937 (Sanborn Map Company 1923, 1937). According to the 1922 Ocean City Directory, Ernest M. and Bertha N. Kent occupied the dwelling. Ernest M. Kent operated a building, carpentry, contracting and investment business. The dwelling is an example 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 dwelling at 413 Ocean Avenue 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 one block north 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 an addition extends from the north elevation, it was constructed prior to 1937 during the period of significance. The dwelling also retains a historically appropriate fenestration pattern, although most of the window sashes have been replaced. While modern replacement exterior materials, most notably the asphalt-shingle roof, are present, the dwelling retains its original porch and wood window surrounds. The asbestos shingle cladding while probably not original also date to the recommended updated district period of significance of 1879 to 1956. 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.

#### Garage

A circa 2018 detached 2-story, 1-bay, gable-front wood-frame garage is located at the rear of the property. It has an asphalt-shingle roof and is clad with vinyl siding. A pent roof spans the front elevation above the first story and encloses the gable at the second story, which is finished with board-and-batten siding. Full-length shed dormers span the north and south elevations at the second story. Windows are a mix of double-hung 1/1 vinyl windows featuring faux 4/1 muntins and four-light vinyl awning windows. All windows feature vinyl surrounds. Access to the interior is via a glazed and paneled garage door. The garage's concrete-block foundation has been faced with brick.

Physical and construction evidence indicates that the garage was constructed circa 2018. A review of historic maps and aerials confirms this date of construction, revealing that the current garage replaced a circa 1920 1-story, 1-bay, detached garage (Sanborn Map Company 1909, 1923; NETR 2015).

The garage was built circa 2018 and is rated a non-contributing resource because its date of construction post-dates the recommended updated period of significance of the Ocean City Residential Historic District (1879-1956).

#### 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. 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 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School 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?

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1337029807

Page 2

☐ (Primary Contact)

**Location Map:**

(See Continuation Sheet for Maps)

**Site Map:****BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
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 American: Ocean City, New Jersey	1996	
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	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	1892	
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, 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 Name:** Ocean City Historic District Intensive-Level Architectural Survey**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**Organization:** Hunter Research, Inc.**Property ID:****1337029807**

Page 3



Survey: CAP GB 70 v9: 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: 6

*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:**

**1337029807**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

413 Ocean Avenue



Photograph 2: Oblique view of the garage located at the rear of 413 Ocean Avenue. View looking northwest.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
 Block 404, Lot 11  
 413 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 100095743

**Property Name:** 414 Ocean Ave.  
**Address:** 414 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 3-bay, vernacular, gable-front, wood-frame dwelling was constructed circa 1920 with Colonial Revival-style influences. It has an asphalt-shingle roof and is clad with replacement vinyl siding. Pent roofs are located above and span the first story on the north and side elevations. The windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds, and fixed paneled vinyl shutters frame the windows on the front elevation. A full-width porch spans the front elevation at the first story. It has a hip roof supported by square wood columns set on brick piers and vinyl picket railings. The porch shields the center-hall front entry, which contains a glazed and paneled wood door. A brick foundation supports the house. The dwelling has a small front yard landscaped with a lawn and bushes set in mulched beds 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 shed is located at the rear of the property.

It is estimated that 414 Ocean Avenue was constructed circa 1920. Historic maps confirm this date of construction, with the building first appearing on the 1923 Sanborn map as a 2-story, rectangular, wood-frame dwelling with a full-width porch. It appears that it occupied the same lot as 412 Ocean Avenue. This, coupled with its similarity in scale, massing and orientation to 412 Ocean Avenue, suggests that they may have been constructed by the same builder or developer. According to the 1937 Ocean City Directory, Harry C. Cox occupied the dwelling. Harry Cox did not list an occupation. The building is an example of a vernacular Colonial Revival-style dwelling. The Colonial Revival style is common within the Ocean City Residential Historic District, with most examples dating from the 1900s to the 1930s.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

100095743

**Organization:** Hunter Research, Inc.



414 Ocean 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 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. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but the original full-width porch and brick foundation survive. 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. 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 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School 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:**

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
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(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
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McLaughlin, Mark	Ocean City, NJ	1999	
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Miller, Fred	Images of America: Ocean City, 1950-1980	2006	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

☐ (Primary Contact)

**Property ID:**

100095743

Page 2

Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
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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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
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

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: Recommended contributing in 2018 due to circa 1920 date of construction.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 363

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.

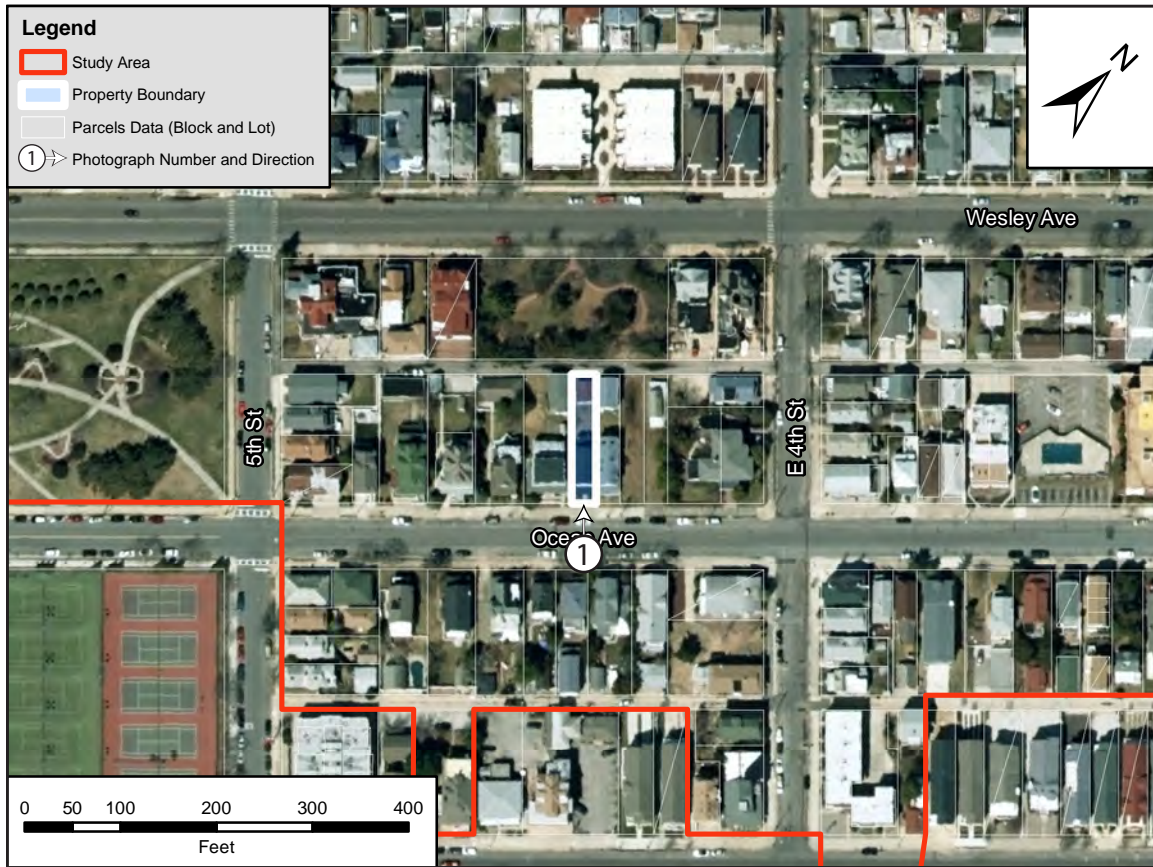
**Property ID:**

100095743

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 405, Lot 12  
414 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1719808001**

**Property Name:** 415 Ocean Ave.

**Ownership:** Private

**Address:** 415 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	404	10

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 404/Lot 10) contains two structures. The main dwelling is located at the front of the property on Ocean Avenue and was constructed in 1919. The cottage is located at the rear of the property and was constructed circa 1921-22. Both structures are contributing resources.

#### Main Dwelling

This 2-story, 2-bay, vernacular, rectangular, wood-frame, American Foursquare dwelling was constructed in 1919. It has an asphalt-shingle, low-pitched hip roof with flared deeply overhanging eaves and is clad with replacement vinyl siding. The windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds and framed by fixed faux paneled vinyl shutters on the front elevation. A full-width porch spans the front elevation at the first story. It has a hip roof supported by square slightly flared Doric columns and is enclosed by wood picket railings. Access from the sidewalk is via a wood staircase with wood picket railings. The porch shields a side-hall front entry, which contains a glazed and paneled wood door. The dwelling rests on a rusticated concrete-block foundation. The dwelling has a small front yard landscaped with a lawn, bushes and decorative plants and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1719808001**

**Organization:** Hunter Research, Inc.



According to tax records, the dwelling at 415 Ocean Avenue was constructed in 1919. A review of historic aerials confirms this date of construction, with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). A Sanborn fire insurance map of 1923 depicts it as a 2-story, rectangular, wood-frame dwelling with a full-width porch (Sanborn Map Company 1923). The 1922 Ocean City Directory reports that Roy Weinreich, Laura M. Weinreich, Winfield S. and Ella Weinreich and Cora Morriss occupied the dwelling. None of the residents listed an occupation. 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.

The dwelling at 415 Ocean Avenue was built in 1919 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than 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 dwelling also possesses a historically appropriate fenestration pattern, although most of the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but the dwelling retains its original 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.

#### Cottage

This 2.5-story, 2-bay, wood-frame cottage was constructed circa 1921-22 in the vernacular Dutch Colonial Revival style and is oriented with its gambrel ends to Ocean Avenue and the alley. It has an asphalt-shingle gambrel roof and is clad with replacement vinyl siding. Steeply-pitched, full-width, shed-roof dormers form the second story on the north and south (side) elevations. The windows are a mix of replacement double-hung 1/1 vinyl sash, some of which feature faux 6/1 muntins, and replacement vinyl casements. All windows feature vinyl surrounds. A full-width porch spans the front elevation at the first story. The front entry is not visible from the public right-of-way, but an additional entry is located on the side elevation near the rear of the building. It is surmounted by a hood and contains a glazed and paneled door. Access is via a wood staircase with wood picket railings. The dwelling rests on a brick foundation.

It is estimated that the cottage was constructed circa 1921-22. A review of historic aerials and maps confirms this date of construction. Although the main dwelling at 415 Ocean Avenue is visible on a historic aerial dating to 1920, the cottage is not present (NETR 1920). The cottage first appears on a Sanborn fire insurance map of 1923 as a 2-story, rectangular, wood-frame dwelling with a full-width porch (Sanborn Map Company 1923). One or more of the inhabitants identified by the 1922 Ocean City Directory as living at 415 Ocean Avenue (see above) may have occupied the cottage.

The cottage was built circa 1921-22 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 1923 (Sanborn Map Company 1923). The building also retains a historically appropriate fenestration pattern, though the window sashes have been replaced. Visible exterior fabric is entirely modern replacement material, but the original brick foundation survives. A complete assessment of the cottage's integrity was difficult due to its location at the rear of the property and the orientation of the front elevation to Ocean Avenue. Integrity of location, setting, feeling and association are present, and the cottage possesses sufficient integrity of design, materials and workmanship 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. 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 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School 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?

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

-1719808001

Page 2

☐ (Primary Contact)

**Location Map:**

(See Continuation Sheet for Maps)

**Site Map:****BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
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 American: Ocean City, New Jersey	1996	
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	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	1892	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895	
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	
Sanborn Map Company	Insurance Maps of the New Jersey Coast	1890	
Taylor, Frank H	Ocean City, NJ	1903	

**Additional Information:**

Demolished: NO

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**Organization:** Hunter Research, Inc.**Property ID:****-1719808001**

Page 3

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)  
Notes:

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

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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:** Ocean City Residential Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

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

---

Conversion Problem? ☐ ConversionNote: 61

*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:**

**-1719808001**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

415 Ocean Avenue



Photograph 2: Oblique view of the cottage located at the rear of 415 Ocean Avenue. View looking northwest.

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

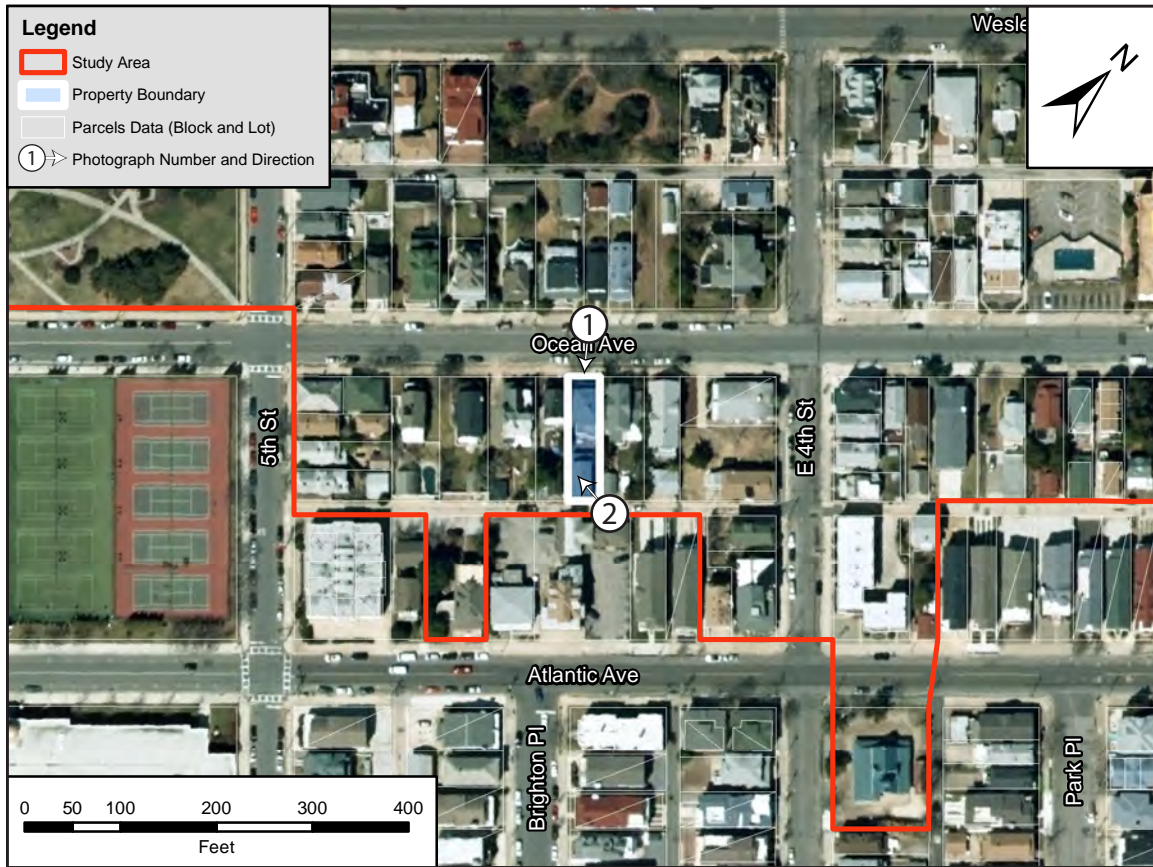
**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
 Block 405, Lot 10  
 415 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-627789274**

**Property Name:** 416-418 Ocean Ave.

**Ownership:** Private

**Address:** 416-418 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	13

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 405/Lot 13) contains two buildings. The main dwelling (pictured above) is located at the front of the property on Ocean Avenue and was constructed in 1894. The cottage is located at the rear of the property and was constructed circa 1920. Both buildings are contributing resources.

#### Main Dwelling

This 3-story with raised basement, 4-bay vernacular, rectangular-plan, wood-frame main dwelling was constructed in 1894 in the Second Empire style and has been divided into apartments. It has an asphalt-shingle mansard roof with slightly overhanging eaves supported by a bracketed cornice and is clad with replacement vinyl siding. The brackets are paired and aligned with the second-story window frames. The eaves have been enclosed and the cornice has been covered with vinyl. Gabled dormers featuring molded wood trim and replacement fish-scale shingles are located on all four elevations. The windows contain replacement double-hung 1/1 vinyl sash set in decorative molded surrounds at the first and second stories. A porch spans the front elevation at the first story and wraps around the north and south side elevations. It has a hip roof supported by square Doric columns and vinyl picket railings. Access is via a split central staircase with vinyl picket railings. The porch shields the two centered front entries, which contain replacement oval glazed and paneled doors framed by decorative molded surrounds and surmounted by molded crowns. The wraparound porch overhangs the full-height basement, which is

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-627789274**

**Organization:** Hunter Research, Inc.

brick faced with replacement vinyl siding. A second-story porch, present in 2001, that was located above the wraparound porch on the front elevation was removed after 2001 (Bzdak 2001). The building has a small front yard landscaped with decorative plants, bushes and trees set in mulched 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, 416-418 Ocean Avenue was constructed as a duplex in 1894. A review of historic maps confirms this date of construction, with the building first appearing on the 1909 Sanborn as a 4-story, rectangular, wood-frame duplex with mansard roof and a wraparound porch. By 1922, the duplex had been transformed into an apartment building known as The Rubicam and operated by Anne T. Fogg and Edith M. Marshall (Boyd's Ocean City Directory 1922). The 1922 Ocean City Directory reports that Charles and Anna T. Fogg, Anne T. Fogg, Edith M. Marshall and Kinley J. Tener occupied The Rubicam. The building continued to serve as an apartment building through at least 1937 (Sanborn Map Company 1937). 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 appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century. The building dominates the streetscape with its full-height basement, wraparound porch and large scale and massing.

416-418 Ocean Avenue was built in 1894 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid one block north 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, though the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, and all original Second Empire ornamental details, except for the brackets at the cornice, have been lost or covered over. The duplex 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.

#### Cottage

A circa 1920, 1-story, 3-bay, gable-front, vernacular, wood-frame cottage is located at the rear of the property and facing the alley. It has an asphalt-shingle roof and is clad with replacement vinyl siding and replacement vinyl fish-scale shingles in the gable. Windows are a mix of replacement double-hung 1/1 sash with faux 6/6 muntins, replacement vinyl sliding sash and replacement vinyl fixed sash set in decorative molded vinyl surrounds. A 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. The porch shields the off-center front entry, which contains a replacement glazed and paneled door. The cottage rests on a concrete foundation.

It is estimated that the cottage was constructed circa 1920. A review of historic maps confirms this date of construction, with the cottage first appearing on the 1923 Sanborn map as a 1-story, rectangular, wood-frame dwelling. It was one of two cottages that stood at the rear of the property. The second cottage, which stood immediately to the south of the extant cottage, has been demolished.

The cottage at 416-418 Ocean Avenue Avenue was built circa 1920 during the Ocean City Residential Historic District's period of significance. It is located at the rear of the property and is not visible from the street. It retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1923, though the fenestration pattern appears to have been altered and the full-width porch may be a later addition. The visible exterior fabric is almost entirely modern replacement material. The cottage 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. 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 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School 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?

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**-627789274**

Page 2

**Location Map:**

(See Continuation Sheet for Maps)

**Site Map:****BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	
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	1892	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	
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, 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

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

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**-627789274****Organization:** Hunter Research, Inc.



Survey: CAP GB 70 v9: Key-contributing to H.D. (1/1/1990)

Notes: Recommended contributing in 2018 due to diminishment 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

**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: 5

*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:**

☐ (Primary Contact)

**-627789274**

Page 4

## CONTINUATION SHEET

416-418 Ocean Avenue

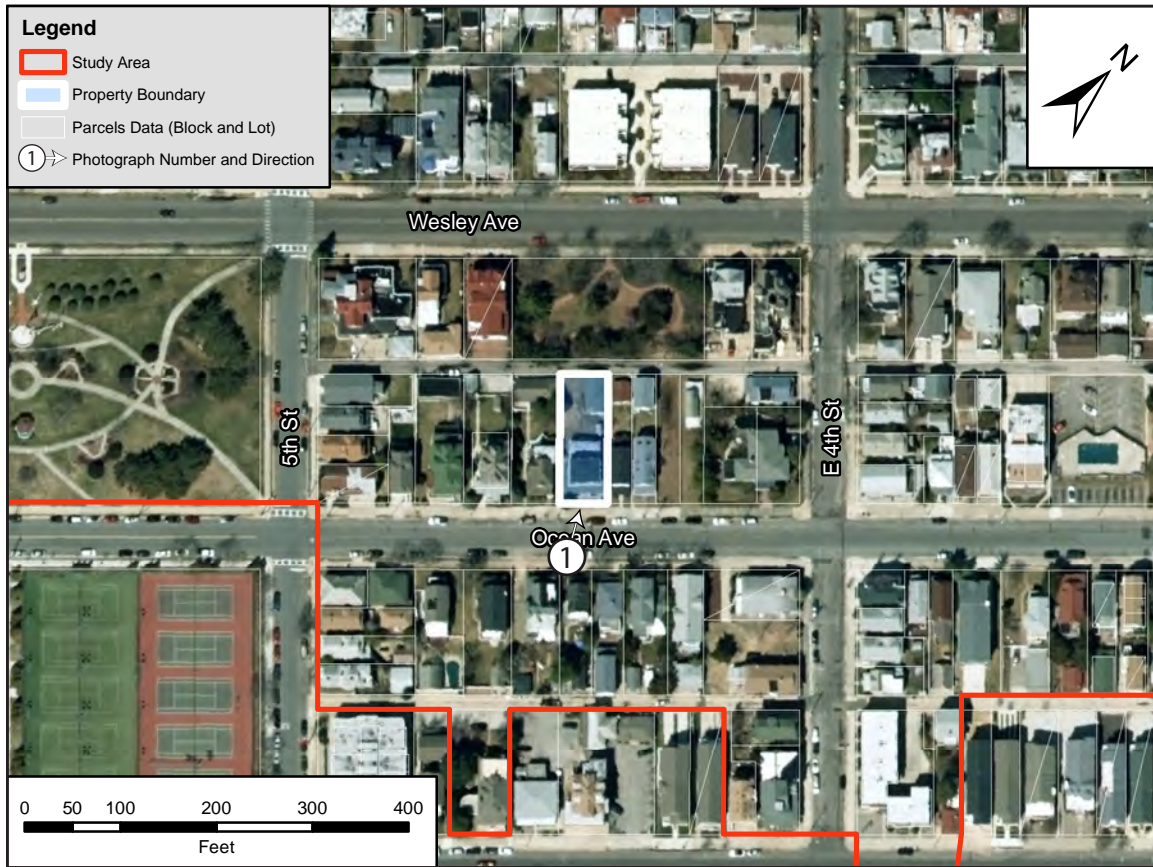


Photograph 2: Oblique view of the cottage located at the rear of 416-418 Ocean Avenue. View looking northeast.

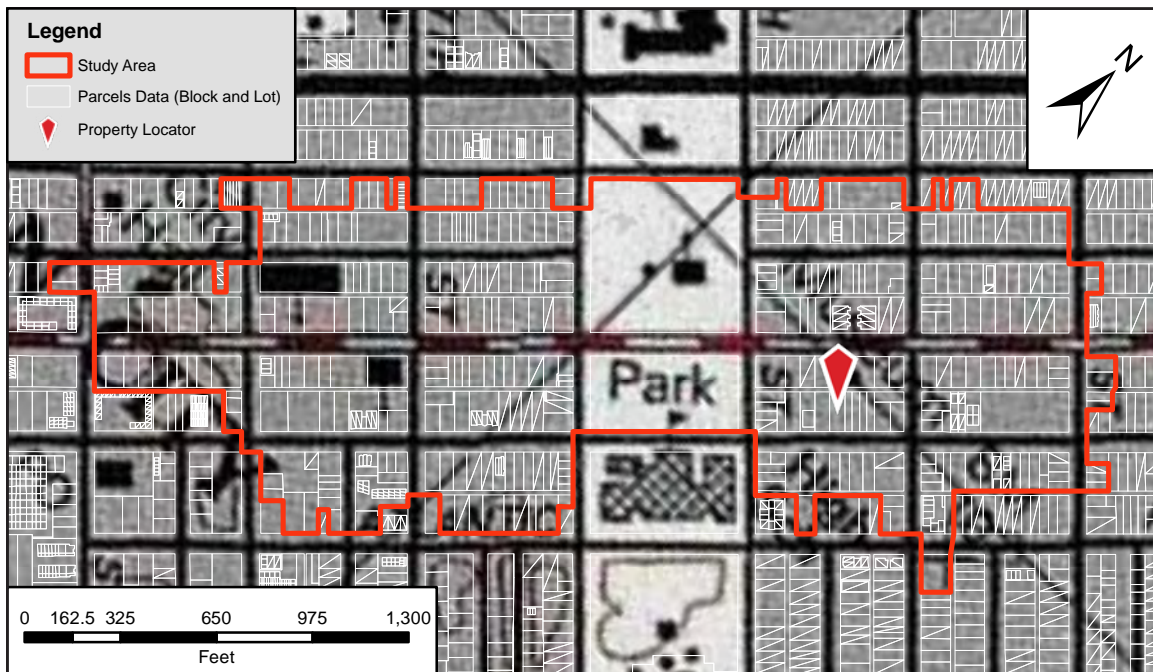
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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

Ocean City Architectural Survey  
Block 405, Lot 13  
416-418 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-30566923**

**Property Name:** 417 Ocean Ave.  
**Address:** 417 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	404	9

### Property Photo:



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

### Description:

This property (Block 404/Lot 9) contains two structures, both of which were constructed in 1916. The dwelling is located at the front of the property on Ocean Avenue. The garage is located at the rear of the property. Both buildings are contributing resources.

### Dwelling

This 2.5-story, 3-bay, gambrel-front, shingled, wood-frame dwelling was constructed in 1916 in the vernacular Dutch Colonial Revival style. It has an asphalt-shingle roof above a classicized wood cornice. Steeply-pitched, full-width, shed-roof dormers form the second story on the north and south (side) elevations, and a 1-story, 3-sided, hexagonal bay projects from the first story on the south elevation. The first- and second-story windows contain replacement double-hung 1/1 sash. A peaked, fixed wood window flanked by louvers is located at the attic level. All windows retain their original wood sills, lintels and casings, and the windows on the front elevation feature molded wood crowns. A full-width porch spans the front elevation at the first story. It has a hip roof supported by square wood Doric railings. The porch is enclosed by replacement wrought-iron railings. Access is via a wood staircase. The porch shields the side-hall front entry, which contains a glazed and paneled wood door. It appears that the porch foundation has been faced with brick. The dwelling has a small front yard landscaped with a lawn, bushes and decorative plants and is set a short distance from the sidewalk. 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.

**Property ID:**

**-30566923**

Page 1

☐ (Primary Contact)



According to tax records, the dwelling at 417 Ocean Avenue was constructed in 1916. A review of historic aerials confirms this date of construction, with the dwelling first appearing on an aerial photograph dating to 1920 (NETR 1920). A Sanborn fire insurance map of 1923 depicts it as a 2-story, rectangular, wood-frame dwelling with a full-width porch (Sanborn Map Company 1923). The 1924 Ocean City Directory reports that Charles W. and Elizabeth Kaeser occupied the dwelling. Neither resident listed an occupation. 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 19th century but reached peak popularity during the first half of the 20th century. The Dutch Colonial Revival style is relatively rare within the Ocean City Residential Historic District, with most examples dating from the 1920s and the 1930s.

The dwelling at 417 Ocean Avenue was built in 1916 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than 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 dwelling also retains a historically appropriate fenestration pattern, although most of the window sashes have been replaced. While the visible exterior fabric includes replacement materials, including the asphalt-shingle roof and wrought-iron porch railing, the wood shingle cladding, while likely a replacement, is historically appropriate. The original square wood Doric porch columns also survive. 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.

#### Garage

A detached 1-story, 1-bay, gable-front, wood-frame garage, which was constructed in 1916, is located at the rear of the property. It has an asphalt-shingle roof with exposed rafters and is clad with wood clapboards. Six-light, single-sash wood windows are located in the side elevations. A replacement glazed and paneled garage door grants access to the interior.

It is estimated that the garage was constructed in 1916. A review of historic aerial photographs confirms this date of construction, with the garage first appearing on an aerial dating to 1920 (NETR 1920). A Sanborn fire insurance map of 1923 depicts the building as a 1-story, wood-frame garage (Sanborn Map Company 1923).

The garage was built in 1916 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 1923 (Sanborn Map Company 1909, 1923). Although the visible exterior fabric includes replacement materials, such as the asphalt-shingle roof and glazed and paneled garage door, the original cladding and wood windows survive. Integrity of location, setting, feeling and association are present, and the garage possesses sufficient integrity of design, materials and workmanship 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. 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 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
(None Listed)	Polk's Ocean City Directory	1937	(if applicable)

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-30566923**

**Organization:** Hunter Research, Inc.

(None Listed)	West Jersey History Project	2013
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	Polk's Ocean City Directory	1928
(None Listed)	Boyd's Ocean City Directory	1922
(None Listed)	Polk's Ocean City Directory	1924
(None 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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
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	1892
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	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

Survey: CAP GB 70 v9: 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

**Organization:** Hunter Research, Inc.

**Property ID:**

**-30566923**

Page 3

☐ (Primary Contact)

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: 167

*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.

☐ (Primary Contact)

**Property ID:**

**-30566923**

Page 4

## CONTINUATION SHEET

417 Ocean Avenue



Photograph 2: Oblique view of the garage located at the rear of 417 Ocean Avenue. View looking northwest.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 404, Lot 9  
417 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-928331953**

**Property Name:** 419 Ocean Ave.

**Ownership:** Private

**Address:** 419 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	404	8

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 4-bay, side-hall, Queen Anne-style dwelling was constructed between 1890 and 1909. The dwelling's cross-gabled roof is clad in replacement asphalt shingles and features a front-facing, single-bay, gabled dormer. The gable ends are clad with replacement vinyl fishscale shingles, while the remainder of the exterior is clad in asbestos shingle siding, which while not original likely dates to the 1920s to 1950s. The eaves have molded wood cornices and there is a verge board with curved ends in the front-facing gable end. The front gable has a squared Palladian window in its peak. A 2-story rectangular bay window on the north (side) elevation features some original patterned stained glass windows. There is a 2-story octagonal tower on the south (side) elevation. The front elevation features a 1-story wraparound porch with a hipped roof supported by round Doric columns. The wood-decked porch is enclosed by wood balusters and railings that are simple in style. A vinyl gate is placed across the entryway to the porch from a wood staircase. The porch shields a first-story glazed double-door entry that has a stained glass transom and is surrounded by wood trim. Other windows are replacement 1/1 vinyl sashes of varying patterns surrounded by wood lintels, casings and sills. The dwelling has a small front yard and paved driveway. The building has not be elevated or otherwise altered for flood protection. There is a non-contributing, hipped-roof shed at the rear of the property.

419 Ocean Avenue was built between 1890 and 1909, according to historic Sanborn maps. The dwelling was constructed as an irregular-plan, wood-frame dwelling with a 1-story wraparound porch, rectangular bay on the north side, and octagonal tower on the south side (Sanborn Map Company 1909). According to the 1924 Ocean City Directory, William G. Clark and his wife Anna lived at 419 Ocean

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-928331953**

**Organization:** Hunter Research, Inc.

Avenue. 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.

419 Ocean 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 one block north of the camp meeting on Ocean Avenue. The building retains its historic orientation, form and massing as documented by a 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 almost entirely replacement materials resulting in some diminishment of integrity of materials and workmanship. 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. 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 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. Ocean 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-928331953**

**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 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	1894
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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
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 v9: 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: 122

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:**

**-928331953**

Page 3

☐ (Primary Contact)



Ocean City Architectural Survey  
Block 404, Lot 8  
419 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1231250644

**Property Name:** 420 Ocean Ave.  
**Address:** 420 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	14

### Property Photo:



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

### Description:

This property (Block 405, Lot 14) contains two structures. The main dwelling is located at the front of the property on Ocean Avenue and was constructed in the 1890s. A combination garage/cottage is located at the rear of the property and was constructed in two phases between circa 1930 and 1956. Both structures are contributing resources.

### Main Dwelling

This 2.5-story, 2-bay, asymmetrical, wood-frame dwelling was constructed in the 1890s in the Queen Anne style. It has an asphalt-shingle, cross-gable roof with slightly overhanging eaves that extends into a pyramidal hip roof above the southernmost bay on the front elevation. The first story is finished with wood clapboards, and the second story is finished with fish-scale and half-cove wood shingles. The northernmost bay on the front elevation is comprised of a prominent front-facing gable. It retains the original molded wood rakes, but the pierced decorative wood vergeboards are modern additions based on comparison with survey photos from 1991. A 2-story, 3-sided, rectangular bay extends from the cross gable on the south elevation, and a 2-story, flat-roof, rear wing extends beyond the wall surface of the north elevation. An exterior brick chimney is located on the rear elevation of the rear wing. The windows contain replacement double-hung 1/1 vinyl sash, though some original stained-glass wood sash with Queen Anne-patterned muntins survive in the first- and second-story windows on the east elevation of the rectangular bay that extends from the cross gable. All windows feature plain wood sills, casings

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1231250644

Page 1

☐ (Primary Contact)

and lintels and molded wood crowns. A porch spans the front elevation at the first story, wraps around the south elevation and terminates at the cross gable. It has a shed roof supported by wood Doric columns and wood picket railings. Access is via a wood staircase. The porch shields the side-hall front entry, which contains a glazed and paneled wood door behind a glazed and paneled wood storm door surmounted by a transom. An additional entry located at the first story of the east (side) elevation of the cross gable provides access to the porch from the interior of the residence. The entry contains a glazed and paneled wood door. The building rests on a brick foundation. It has a small front yard landscaped with a lawn and bushes and enclosed by a wood picket fence 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 420 Ocean Avenue was constructed in the 1890s. Historic maps confirm this date of construction, with the building first appearing on the 1909 Sanborn map as a 2-story, wood-frame dwelling with a wraparound porch. John Mackey Corson, the captain of the Ocean City NJ Life-Saving Station, reportedly occupied the dwelling when the *Sindia* (DOE 12/27/1991; SHPO Opinion 4/12/1989), an American bark carrying cargo from Japan, shipwrecked off the coast of Ocean City near Seventeenth Street on December 15, 1901 (Bzdak 2001; Miller 2003). Captain Corson led the recovery efforts from the Ocean City NJ Life-Saving Station (NR 6/14/2013; SR 4/8/2013) that successfully rescued all 33 members of the crew without any casualties (Miller 2003). 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). According to a federal population census schedule for Ocean City, Captain Corson occupied 420 Ocean Avenue with his family through 1920 (U.S. Federal Census, Population Schedule, Ocean City, Cape May, New Jersey 1920). 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 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 Historic District, with most examples dating from the 1880s to the 1900s.

The dwelling at 420 Ocean Avenue was built in the 1890s during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than one block north of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn map of 1909. The dwelling also retains a historically appropriate fenestration pattern, although most of the window sashes have been replaced. Although the dwelling retains its original wood clapboard and patterned wood shingle siding and wraparound porch, replacement materials, including an asphalt-shingle roof and period appropriate but unoriginal decorative vergeboard in the front-facing gable, have impacted integrity of design, materials and workmanship. The dwelling retains integrity of design, setting, location, feeling and association and is rated a contributing resource.

#### Garage/Cottage

This 1-story, 4-bay, wood-frame combination garage/cottage is located at the rear of the property. It was originally constructed circa 1930 as a 1-bay, hip-roof detached garage. A 3-bay, side-gable addition containing living space was constructed between 1937 and 1956 extends from the south elevation. The building has an asphalt-shingle roof with exposed rafters and is clad with wood clapboards. An exterior concrete-block chimney is located on the south elevation. The windows contain double-hung 1/1 sash and have plain wood sills, lintels and casings and molded wood crowns. The side-hall front entry contains a glazed and paneled wood door behind a modern storm door, while what appears to be a metal garage door grants access to the interior of the circa 1930 garage section.

It is estimated that the 1-story, 1-bay garage section of the outbuilding was constructed circa 1930. A review of historic maps confirms this date of construction, with the garage first appearing on the 1937 Sanborn map. A review of historic aerials indicates that the garage was expanded with a 3-bay addition to the south elevation prior to 1956 (NETR 1956). It appears that this addition transformed the garage into a guest cottage.

The garage/cottage at 420 Ocean Avenue was built circa 1930 as a garage during the Ocean City Residential Historic District's period of significance. It is located at the rear of the property and is not visible from the street. Although the addition to the south elevation of the garage altered its original form and massing and transformed the garage into a dwelling, the addition was constructed during the period of significance. The garage/cottage retains its form, massing and orientation as documented by a historic aerial photograph dating to 1956 (NETR 1956). It possesses a historically appropriate fenestration pattern and retains much of its original exterior fabric, though the roof has been replaced. The outbuilding 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 1/15/200, NR 3/20/2003), as designated at those dates. 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 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School located between Fifth and Sixth Streets.

---

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1231250644**

**Organization:** Hunter Research, Inc.

**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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
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	
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892	
Sanborn Map Company	Insurance Maps of the New Jersey Coast	1890	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1231250644**

**Organization:** Hunter Research, Inc.



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
U.S. Federal Census	Census Place: Ocean City, Cape May County, New Jersey	1920

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: Rated as contributing in 2018 (Hunter Research, Inc.), not key contributing as in 2001 (Bzdak).

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

---

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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:** 364*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:****1231250644**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

420 Ocean Avenue

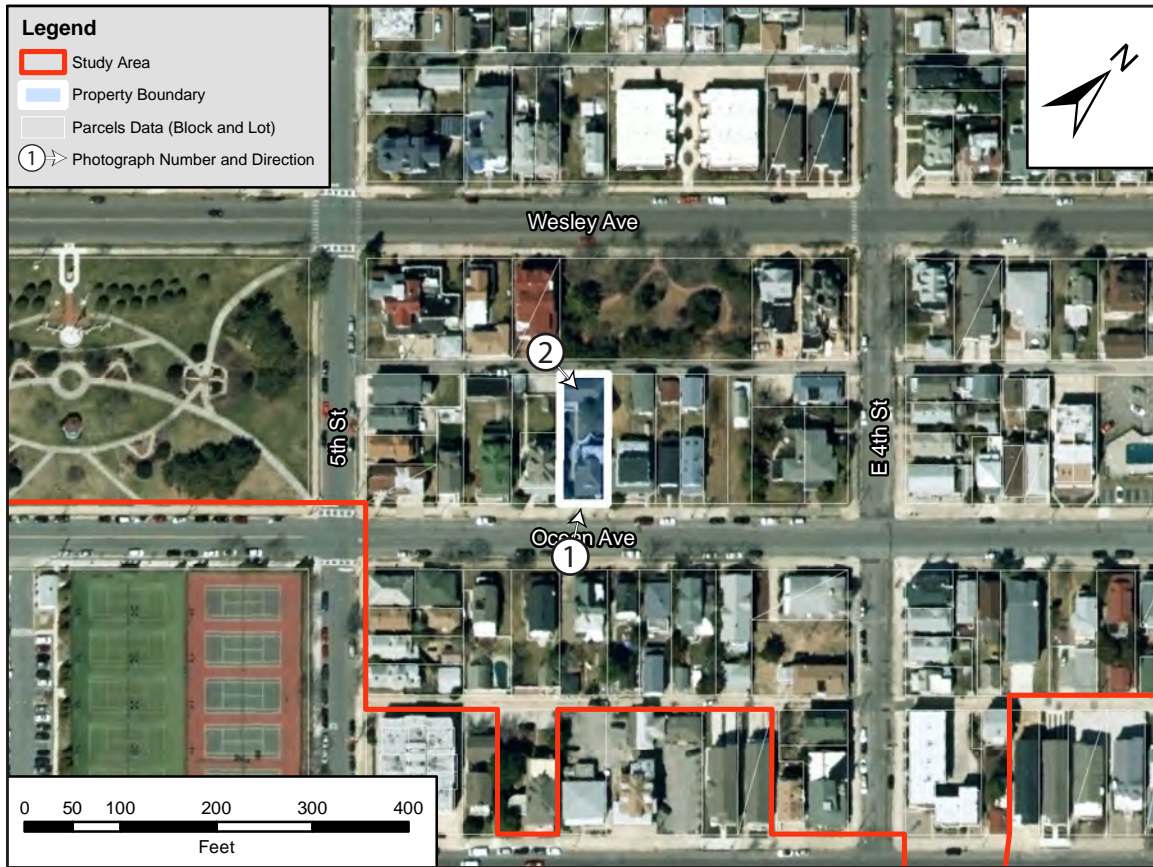


Photograph 2: Oblique view of the garage/cottage located at the rear of 420 Ocean Avenue. View looking northeast.

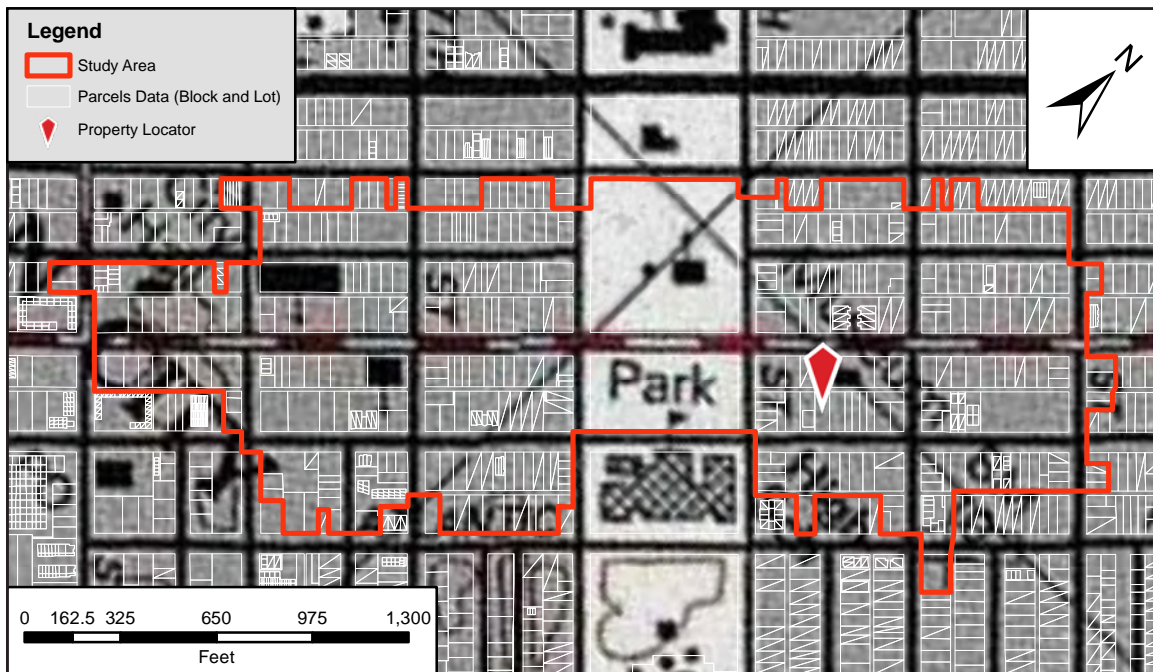
---

<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

Ocean City Architectural Survey  
Block 405, Lot 14  
420 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1141846341

**Property Name:** 424 Ocean Ave.

**Ownership:** Private

**Address:** 424 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, vernacular, American Foursquare-dwelling was constructed in the 1900s. It has an asbestos-shingle pyramidal hip roof with deeply overhanging eaves above a boxed cornice that has been covered with unoriginal vinyl siding. The dwelling is clad with asbestos shingle siding, which is judged to be non-original siding although likely placed during the 1920s to the 1950s. Hipped dormers featuring asbestos-shingle cheek walls are located on all four elevations. A 3-sided, hexagonal bay extends from the first story on the south (side) elevation. The windows contain replacement double-hung 1/1 sash and have plain wood sills, lintels, casings and crowns. Fixed louvered shutters frame the windows on the front elevation. A porch spans the front elevation at the first story and wraps around the south elevation. It has a hip roof supported by Doric columns set on brick piers that extend to the ground and wood picket railings. The porch extends without a roof on the south elevation. Access is via a staircase featuring 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 sidelights and surmounted by a transom. The porch overhangs the dwelling's full-height brick basement. An additional entry is located at the south corner of the basement on the front elevation and likely grants access to a separate basement unit. The north corner of the basement has been enclosed at the front elevation. The dwelling has a small front yard landscaped with decorative plants set in mulched beds 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, gambrel-front shed is located at the rear of the property.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1141846341

**Organization:** Hunter Research, Inc.



It is estimated that 424 Ocean Avenue was constructed in the 1900s. Historic maps confirm this date of construction, with the building first appearing on the 1909 Sanborn map as a 3-story, rectangular, wood-frame dwelling with a wraparound porch. According to the 1922 Ocean City Directory, Howard Reed occupied the residence. Howard Reed worked as a physician. 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 Residential City Historic District, with most examples dating from the 1900s to the 1920s.

424 Ocean Avenue was built in the 1900s during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than 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 1909. The dwelling also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is almost entirely replacement material. 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. 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 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
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 American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1141846341**

**Organization:** Hunter Research, Inc.

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	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	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	Ocean City, Cape May County, New Jersey	1909
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 v9: 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: 365

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.

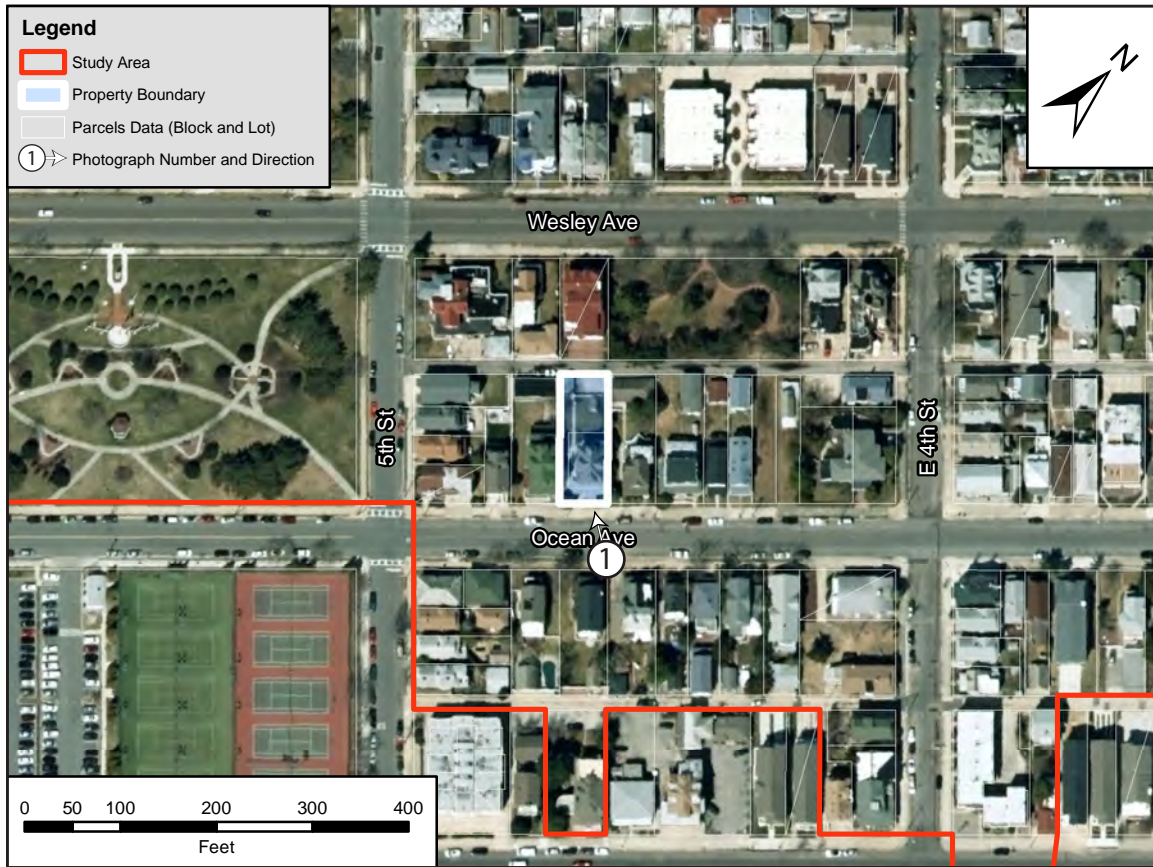
**Property ID:**

1141846341

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 405, Lot 15  
424 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 385710610

**Property Name:** 425 Ocean Ave.  
**Address:** 425 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	404	7

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 404, Lot 7) contains two contributing buildings to the Ocean City Residential Historic District. The main dwelling at 425 Ocean Avenue (pictured above) was constructed circa 1921. A garage at the rear of the property was constructed between 1923 and 1937.

### Main Dwelling

This 2.5-story, 3-bay, Dutch Colonial Revival-style dwelling was constructed circa 1921. Dutch Colonial Revival style, a subset of the 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 is relatively rare within the Ocean City Residential Historic District, with most examples dating from the 1920s and the 1930s. The dwelling's dominant feature is its asphalt shingle-clad, gambrel-front roof with 4-bay shed-roof dormers on both the north and south (side) elevations. There is an exterior brick chimney on the north (side) elevation. The remainder of the exterior is clad in vinyl siding. A possibly original wood-frame fanlight window sits in the peak of the gambrel roof. The front elevation features a 1-story, partial-width, shed-roof, wood porch supported by tripled square Doric corner columns and enclosed with plain wood balusters and railings. The porch shields a first-story glazed entry covered by a metal storm door and surrounded by vinyl trim. The house has a secondary side (south) entry under a projecting gabled hood with segmental-arch opening and solid brackets. Windows are replacement 1/1 vinyl sashes of varying patterns surrounded by vinyl lintels, casings, and sills. The dwelling rests on a brick foundation and has a small front yard and large side

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

385710610

Page 1

☐ (Primary Contact)



yards between its neighboring houses. The building has not be elevated or otherwise altered for flood protection.

425 Ocean Avenue was built circa 1921 and is similar in design and style to its neighbor, 429 Central Avenue. The dwelling appears on historic maps as a rectangular-plan, wood-frame dwelling with a partial-width front porch by 1923. The lot was undeveloped prior to the construction of the current dwelling (Sanborn Map Company 1890, 1909, 1923; NETR 1920). The dwelling is an example of the Dutch Colonial Revival style. A subset of the Colonial Revival style, the Dutch Colonial Revival style, usually distinguished by its gambrel roof form, first appeared in the late 19th century but reached peak popularity during the first half of the 20th century. The Dutch Colonial Revival style is relatively rare within the Ocean City Residential Historic District, with most examples dating from the 1920s and the 1930s.

425 Ocean Avenue 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 one block north of the camp meeting on Ocean Avenue. The building retains its historic orientation, form and massing as documented by a historic Sanborn fire insurance map of 1923. Much of the dwelling retains a historically appropriate fenestration pattern, although all window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

#### Garage

A gable-front garage at the rear of the property is clad in aluminum siding. The asphalt-shingled roof has an aluminum-covered cornice with end returns. The building has a modern overhead metal garage door facing the alley and replacement 6/1 windows on the other elevations.

The garage appears on historic Sanborn maps by 1937 as a 1-story, wood-frame auto garage that fronts the alley. The garage has replacement exterior materials, but retains its historic orientation, form and massing. The garage 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. 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 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. Ocean 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:

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Polk's Ocean City Directory	1937		

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

Page 2

☐ (Primary Contact)

**385710610**

(None Listed)	Polk's Ocean City Directory	1924
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
Esposito, Frank J. and Robert J.	Images of American: 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	Images of America: Ocean City's Historic Hotels	2014
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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	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 v9: 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)

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**385710610**

Page 3

☐ (Primary Contact)

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Conversion Problem? ☐ ConversionNote: 168

*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.

☐ (Primary Contact)

**Property ID:**

**385710610**

Page 4

## CONTINUATION SHEET

425 Ocean Avenue



Photograph 2: Garage located at the rear of 425 Ocean Avenue. View looking northwest.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
 Block 404, Lot 7  
 425 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1690091067**

**Property Name:** 428 Ocean Ave.  
**Address:** 428 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	16

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 307/Lot 14) contains two buildings. The main dwelling with a basement-level storefront is located at the front of the property on Ocean Avenue and was constructed circa 1900. A garage is located at the rear of the property and was constructed circa 1920. Both buildings are contributing resources.

### Main Dwelling

This 2.5-story with raised basement, 5-bay, vernacular, wood-frame dwelling was constructed circa 1900. It originally consisted of a 2.5-story, 4-bay, rectangular-plan core with a prominent, 2-story, hexagonal bay on the south (side) elevation. A circa 1930 2-story, 2-bay, hip-roof addition to the front of the south elevation expanded the building to its current dimensions. The building has a pyramidal hip roof with deeply overhanging eaves above a boxed wood cornice and is finished with replacement asbestos shingles. Hipped dormers are located on all four elevations, and a portion of the original 2-story hexagonal bay on the south elevation is still visible behind the circa 1930 addition. A 1-story, 3-sided, rectangular bay is also located at the rear of the south elevation. A brick chimney is located immediately south of the roof ridge behind the hipped dormer on the south elevation. Windows contain replacement double-hung 1/1 wood sash. All windows feature plain wood sills, casings and lintels and molded wood crowns. A full-width porch spans the front elevation. It is shielded by a partial-width hip roof supported by paneled square Doric columns and has wood picket railings. Access is via a staircase featuring a quarter turn

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1690091067**

Page 1

☐ (Primary Contact)

and supported by brick wing walls. The porch shields the side-hall front entry, which is recessed beneath the second story and contains a glazed and paneled wood door. The porch overhangs the full-height brick basement and is supported by brackets. The basement area beneath the porch appears to have been enclosed with brick, likely at the same time of the circa 1930 addition. A centered front entry holding a glazed and paneled wood door provides access to a separate basement unit, which has two plate-glass picture windows with sidelights that suggest it once functioned as a storefront. The dwelling has a small front yard that has been paved with concrete and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

428 Ocean Avenue was constructed circa 1900. It first appears on the 1909 Sanborn map as a 3-story, rectangular, wood-frame dwelling with a prominent projecting bay on the south elevation, a recessed front entry and a wraparound porch (Sanborn Map Company 1890, 1909). An examination of historic maps indicates that a 2-story, 2-bay addition was constructed at the front of the south elevation circa 1930. The addition first appears on the 1937 Sanborn map. According to the 1922 Ocean City Directory, Robert S. and Sallie Stretch occupied the dwelling. Robert S. Stretch did not list an occupation.

424 Ocean 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 one block north of the camp meeting. Although a circa 1930 addition altered the building's original form and massing, the addition was constructed during the recommended updated period of significance of 1879 to 1956. The house retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. The dwelling also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but the original brick foundation survives. 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.

#### Garage

A detached, 1-story, 3-bay garage is located at the rear of the property. The northern bay was originally constructed circa 1920 as a one-car garage, and the southern two bays were added circa 1930 (NETR 1920, 1931, 1933). It has a parapeted flat roof and retains its original wood clapboard siding. A pent roof spans the front elevation above three side-hung, four-light glazed and paneled wood garage doors. Although a circa 1930 addition expanded the garage's form and massing, the addition was constructed during the period of significance. The garage 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 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. 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 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle, War Memorial Park, Ocean City Tennis Court and Municipal Parking Lot and Ocean City High School located between Fifth and Sixth Streets.

**Registration** **National Historic Landmark?:** ☐

**and Status** **National Register:** 3/20/2003

**Dates:** **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:**

**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)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Boyd's Ocean City Directory	1922		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1690091067**

**Organization:** Hunter Research, Inc.

(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	Polk's Ocean City Directory	1924
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	West Jersey History Project	2013
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
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McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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 v9: 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:**

**-1690091067**

Page 3

☐ (Primary Contact)



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

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Conversion Problem? ☐ ConversionNote: 223

*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.

☐ (Primary Contact)

**Property ID:**

**-1690091067**

Page 4

## CONTINUATION SHEET

428 Ocean Avenue

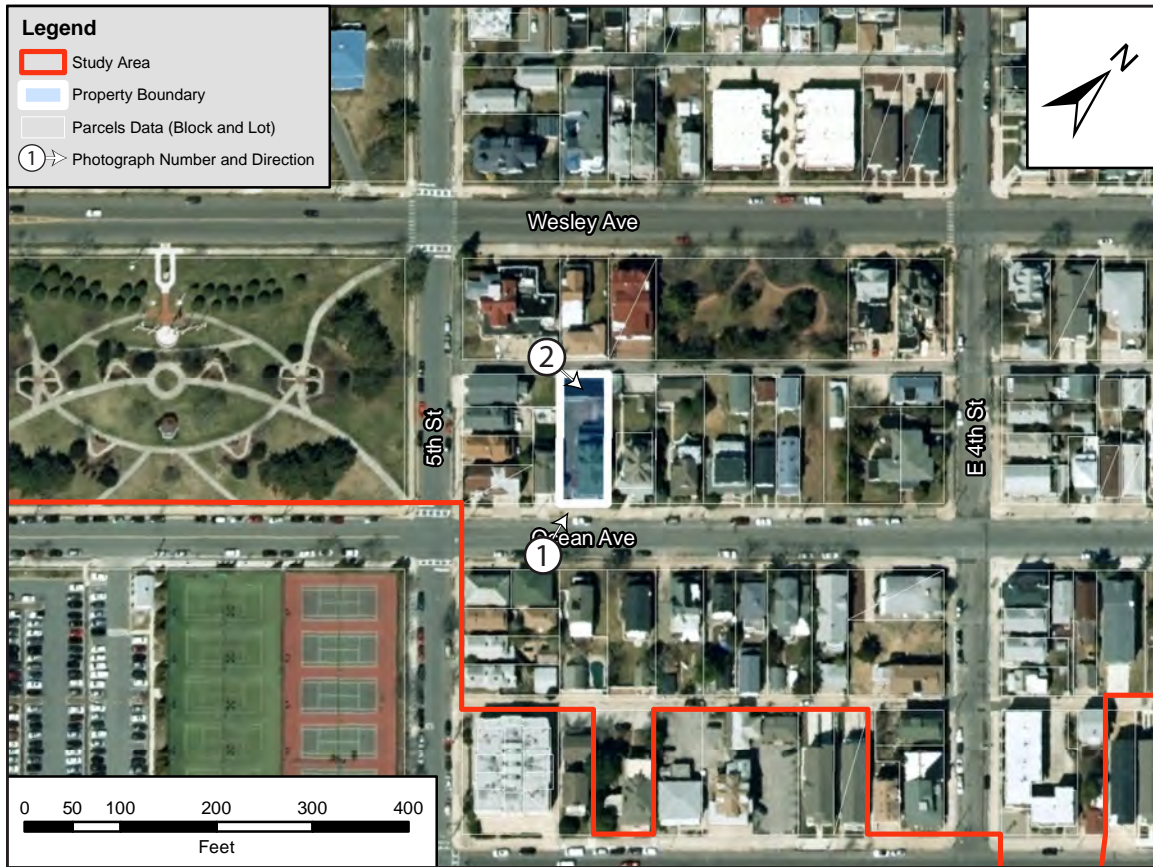


Photograph 2: Oblique view of the garage located at the rear of 428 Ocean Avenue. View looking northeast.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

Ocean City Architectural Survey  
Block 405, Lot 16  
428 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 8847353

**Property Name:** 429 Ocean Ave.  
**Address:** 429 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	404	6

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 404, Lot 6) contains two contributing buildings to the Ocean City Residential Historic District. The main dwelling at 425 Ocean Avenue (pictured above) was constructed circa 1921. A garage at the rear of the property was constructed between 1923 and 1937.

### Main Dwelling

This 2.5-story, 1-bay, Dutch Colonial Revival-style dwelling was constructed circa 1921. The dwelling's dominant feature is its asphalt shingle-clad, gambrel-front roof with 3-bay, shed-roof dormers on both the north and south (side) elevations. There is an interior brick chimney in the center of the roof line. The exterior is clad in replacement vinyl shingle siding. The front elevation features a 1-story, partial-width, flat-roof porch supported by round Doric columns and enclosed with replacement vinyl railings. The porch shields a first-story multi-pane glazed entry door covered by a modern storm door and surrounded by paneled sidelights. A secondary entry is located on the north (side) elevation. It is located under a projecting gabled hood with an arched opening. The hood is supported by round Doric columns. Windows are replacement 6/1 vinyl sashes, singly and in pairs, surrounded by replacement vinyl lintels, casings and sills. There is a 1-story addition to the rear of the dwelling that has a rooftop porch. The dwelling rests on a brick foundation and has a small front yard and large side yards between its neighboring houses. 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.

**Property ID:**

8847353

Page 1

☐ (Primary Contact)



429 Ocean Avenue was built circa 1921, and is similar in design and style to its neighbor, 425 Ocean Avenue. The dwelling appears as a rectangular-plan, wood-frame dwelling with a partial-width front porch by 1923. The lot was undeveloped prior to the construction of the current dwelling (Sanborn Map Company 1890, 1909, 1923; NETR 1920). The dwelling is an example of the Dutch Colonial Revival style. A subset of the Colonial Revival style, the Dutch Colonial Revival style, usually identified by its gambrel roof, first appeared in the late 19th century but reached peak popularity during the first half of the 20th century. The Dutch Colonial Revival style is relatively rare within the Ocean City Residential Historic District, with most examples dating from the 1920s and the 1930s.

429 Ocean Avenue 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 one block north of the camp meeting park on Ocean Avenue. The building retains its historic orientation, form and massing as documented by a historic Sanborn fire insurance map of 1923. Much of the dwelling retains a historically appropriate fenestration pattern, although all window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement materials. The dwelling has integrity of design, setting, location, feeling and association, and is rated a contributing resource.

#### Garage

A gambrel-front garage at the rear of the property is clad in replacement asphalt roof shingles and replacement vinyl shingles. A single sliding window is situated under the gambrel peak. A replacement two-car, overhead garage door faces the rear alley. The garage rests on a concrete foundation.

The garage appears on historic Sanborn maps by 1937 as a 1-story auto garage that fronts the alley. The garage has replacement exterior materials, but retains its historic orientation, form and massing. The garage 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. 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 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. Ocean 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**8847353**

**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 American: Ocean City, New Jersey	1996
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	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
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	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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

Survey: CAP GB 70 v9: 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)

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

8847353

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote: 271

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.

☐ (Primary Contact)

**Property ID:**

**8847353**

Page 4

## CONTINUATION SHEET

429 Ocean Avenue

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Photograph 2: Garage located at the rear of 429 Ocean Avenue. View looking northwest.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



Ocean City Architectural Survey  
 Block 404, Lot 6  
 429 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 271158690

**Property Name:** 430 Ocean Ave.  
**Address:** 430 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	17

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, American Foursquare dwelling was constructed circa 1915. The dwelling's deeply overhanging, asphalt-shingle-clad hipped roof features hipped dormers and shelters the 2-story porch on the front elevation. There are vinyl-covered cornices along the dormers and the main roof line. An interior brick chimney is located near the center of the roof line. The dwelling's exterior is clad with replacement vinyl shingle siding. The front elevation is dominated by a full-width, 2-story porch that is finished with replacement vinyl materials. The porch is supported by square Doric corner columns on brick piers. A staircase leads from the street level to the first story porch and has a vinyl privacy fence obscuring part of the basement from street view. There is a 1-story, 3-sided bay window on the south (side) elevation of the first story. Windows are replacement 1/1 vinyl sashes with vinyl lintels, casings and sills. The centered main entries on the first and second stories feature replacement partially-glazed and paneled Colonial Revival-style doors surrounded by replacement vinyl trim. The dwelling has a full height basement with a rusticated concrete block foundation, and is surrounded by a paved concrete front yard and small grass side yards. The dwelling has not been elevated or otherwise altered for flood protection.

430 Ocean Avenue was built circa 1915, according to Sanborn maps. The dwelling appears as a rectangular-plan, wood-frame dwelling with a full-width front porch by 1923. The lot was undeveloped prior to the construction of the current dwelling (Sanborn Map Company 1890, 1909, 1923). According to the 1921 Ocean City Directory, Frank and Estella Gorman lived at 430 Ocean Avenue. The couple did not list occupations (Boyd 1921). The dwelling is an example of the American Foursquare type, whose simple form and lack of decoration

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

271158690

Page 1

☐ (Primary Contact)

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.

430 Ocean Avenue 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 one block north of the camp meeting park on Ocean Avenue. The building retains its historic orientation, form and massing as documented by a historic Sanborn fire insurance map of 1923. Much of the dwelling retains a historically appropriate fenestration pattern, although all window sashes have been replaced. Visible exterior fabric is almost entirely 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 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?**

**Location Map:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None 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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**271158690**

**Organization:** Hunter Research, Inc.

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	Ocean City: America's Greatest Family Resort	2003
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	1892
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	1894
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 v9: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 224

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:**

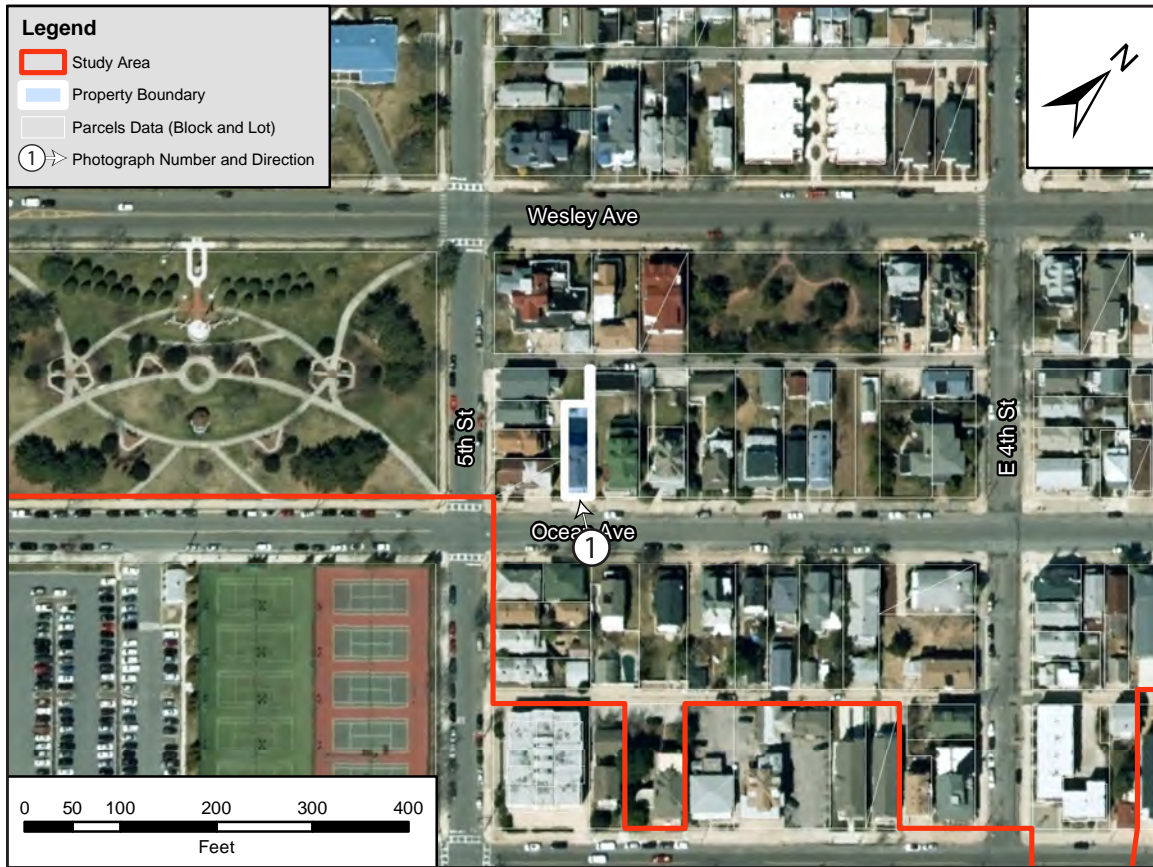
271158690

Page 3

☐ (Primary Contact)



Ocean City Architectural Survey  
 Block 405, Lot 17  
 430 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-744489263**

**Property Name:** 433-435 Ocean Ave.

**Ownership:** Private

**Address:** 433-435 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	404	2

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 4-bay, irregular-plan, wood-frame, vernacular dwelling was constructed circa 1915. The dwelling's staggered hipped roof is clad in asphalt shingles and features exposed rafter tails in the overhanging roofline. The dwelling is clad in replacement vinyl shingles. The front elevation features a 2-story, partial-width porch that is sheltered by an overhanging hipped roof. The porch is supported by square wood posts that have wood caps with curved ends and braces between the three columns that form the porch corners, reminiscent of Stick-style construction. The porch is enclosed by plain wood balusters and railings. The porch shields partially glazed and paneled replacement doors on the first and second stories. A wood staircase from the street level leads to the second-story porch. Windows on the front elevation under the porch are 12/1 vinyl sashes located on either side of the entryways, while windows in the leftmost bay of the dwelling are paired 6/1 vinyl sashes. The dwelling has small front and side yards. The building has not been elevated or otherwise altered for flood protection.

433-435 Ocean Avenue was built circa 1915, according to Sanborn fire insurance maps and historic aerial photography (Sanborn Map Company 1909, 1923; NETR 1920). The dwelling was constructed as a 2-story, rectangular-plan, wood-frame dwelling with a 2-story, partial-width front porch (Sanborn Map Company 1923). The lot was undeveloped prior to the construction of the current dwelling. It retains elements similar to those of a neighboring dwelling at 701 Fifth Street, including an overhanging hipped roof with exposed rafter tails and a 2-story porch supported by large posts with bracing. 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 features a

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-744489263**

**Organization:** Hunter Research, Inc.

2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture.

433-435 Ocean Avenue 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 one block north of the camp meeting on Ocean Avenue. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1923. Much of the dwelling retains a historically appropriate fenestration pattern, although most window sashes have been replaced. Visible exterior fabric is almost entirely 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 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. 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 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. Ocean 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:**

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**-744489263**

Page 2

Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	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
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 v9: Contributing to H.D. (1/1/1990)

Notes: 435 Ocean Avenue was changed to 433-435 Ocean Avenue based on fieldwork confirmation.

433-435 Ocean Avenue was evaluated contributing, not key contributing (Bzdak 2001), in the 2018 survey due to a lack of an overall style and diminishment of historically appropriate materials.

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

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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: 316

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:**

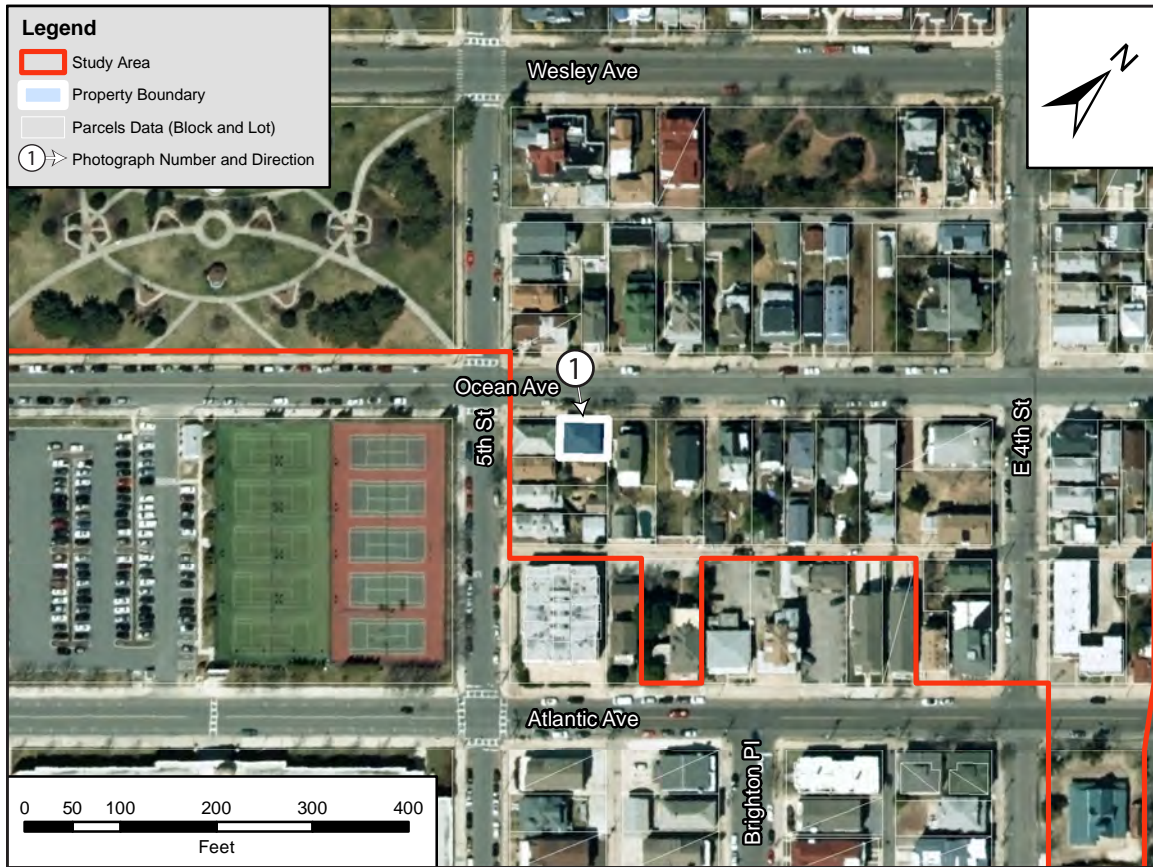
☐ (Primary Contact)

**-744489263**

Page 3



Ocean City Architectural Survey  
 Block 404, Lot 2  
 433-435 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-516976768**

**Property Name:** 600-602 Ocean Avenue aka 616-618 Sixth St.

**Ownership:** Private

**Address:** 600-602 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	18
CAPE_MAY	Ocean City		Ocean City	602	18.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 602/Lots 18 and 18.01) contains two structures with separate addresses, both of which were constructed in 2003. The duplex at 600-602 Ocean Avenue (pictured above) is located on the east side of the property at the corner of Sixth Street and Ocean Avenue. The duplex at 616-618 Sixth Street is on the west side of the property on Sixth Street.

600-602 Ocean Avenue

This 3-story, 4-bay, gable-front, post-modern duplex was constructed in 2003. It has an asphalt-shingle roof and is sided with vinyl. Paired picture windows are located in the gable peak. Windows are 1/1 vinyl sash with faux muntins set in vinyl surrounds. A hipped roof with overhanging eaves shields a 2-story wraparound porch and a 2-story projecting bay on the west (side) elevation. The porch is supported by wood, round Doric columns and enclosed with vinyl railings and balusters. A 2-story octagonal bay is located on the northeast corner of the dwelling under the porch roof. The porch also covers paired windows that flank glazed entries with single-light transoms on both stories. The projecting bay on the first and second stories also contains paired windows. Access is via a vinyl and composite wood-decked staircase on the front elevation with a quarter turn to the porch. The duplex rests on a concrete foundation. The building has small front and side yards with some landscaping and is set a short distance from the sidewalk. An in-ground pool enclosed by a vinyl fence is located at the

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-516976768**

**Organization:** Hunter Research, Inc.

western edge of the building between it and 616-618 Sixth Street.

According to tax records, 600-602 Ocean Avenue was constructed in 2003. This date is confirmed by the dwelling's presence on an aerial photograph from 2006 (NETR 2006). A circa 1900 3-story, wood-frame, Second Empire-style dwelling with a wraparound porch was previously located on the lot and was demolished circa 2002 (Sanborn Map Company 1909; NETR 2002). The building is 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 Ocean City Residential Historic District.

600-602 Ocean Avenue is located on a rectangular lot within the street grid less directly across from the War Memorial Park located on the block bounded by Wesley Avenue, Ocean Avenue, Fifth Street and Sixth Street, which was formerly the site of the Ocean City camp meeting. It was constructed in 2003 and is less than 50 years of age at the time of this survey

#### 616-618 Sixth Street

This 3-story, 3-bay, vernacular, gable-front, post-modern duplex was constructed in 2003. It has an asphalt-shingle roof and is clad with a mix of vinyl shingles and vinyl siding. A vinyl-clad exterior chimney is located on the east (side) elevation. The windows contain double-hung 1/1 vinyl sash with faux 6/1 muntins set in vinyl surrounds and surmounted by molded vinyl crowns. A 2-story, full-width porch spans the front elevation. It has a hip roof supported by Doric columns set on vinyl-clad piers and vinyl picket railings. Access to the first-story porch is via a split central staircase with vinyl picket railings. The first-story porch shields an off-center front entry, which presumably provides access to the first-floor unit and contains a glazed door featuring patterned glass. The 2-story porch supports a 1-bay porch set in the central bay of third story on the front elevation. The porch features a gable-front roof supported by Doric columns set on a wall clad with vinyl shingles. A concrete foundation supports the duplex. The building has a small front yard landscaped with a lawn and mulched beds and is set a short distance from the sidewalk. An in-ground pool enclosed by a vinyl fence is located at the eastern edge of the building between it and 600-602 Ocean Avenue.

According to tax records, 616-618 Sixth Street was constructed in 2003. A review of aerial photographs confirms this date of construction, with the duplex first appearing on an aerial dating to 2006 (NETR 2002, 2006). A circa 1900 3-story, wood-frame, Second Empire-style dwelling with a wraparound porch was previously located on the lot and was demolished circa 2002 (Sanborn Map Company 1909; NETR 2002). The building is 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 Ocean City Residential Historic District.

616-618 Sixth Street is located on a rectangular lot within the street grid less than one block south of the camp meeting and directly across from the War Memorial Park located on the block bounded by Wesley Avenue, Ocean Avenue, Fifth Street and Sixth Street, which was formerly the site of the Ocean City camp meeting. It was constructed in 2003 and is less than 50 years of age at the time of this survey.

#### Setting:

The property is located outside and approximately 120 feet south 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; 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 district where the continuity of the district has been broken by new construction. Neighboring properties to the on the south side of Sixth Street (612-614 Sixth Street) and on the west side of Ocean Avenue (608 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue and 614-616 Ocean Avenue) are new construction. The three new buildings on the south side of Sixth Street break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling, association and design, while the new buildings on Ocean Avenue serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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 between Fifth and Sixth Streets.

Sixth 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. Sixth 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 are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. While many properties on Sixth Street retain their historic houses, demolition and new construction have noticeably interrupted the historic streetscape in some locations. 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.

---

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-516976768**

**Organization:** Hunter Research, Inc.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	West Jersey History Project	2013	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
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	Ocean City	1923	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-516976768**

**Organization:** Hunter Research, Inc.



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: YES

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Recommend boundary revision to exclude 600-602 Ocean Avenue and 616-618 Sixth Street.

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

---

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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:** 408*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:****-516976768**

Page 4

## CONTINUATION SHEET

600-602 Ocean Avenue aka 616-  
618 Sixth Street

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Photograph 2: 616-618 Sixth Street. View looking southwest.

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

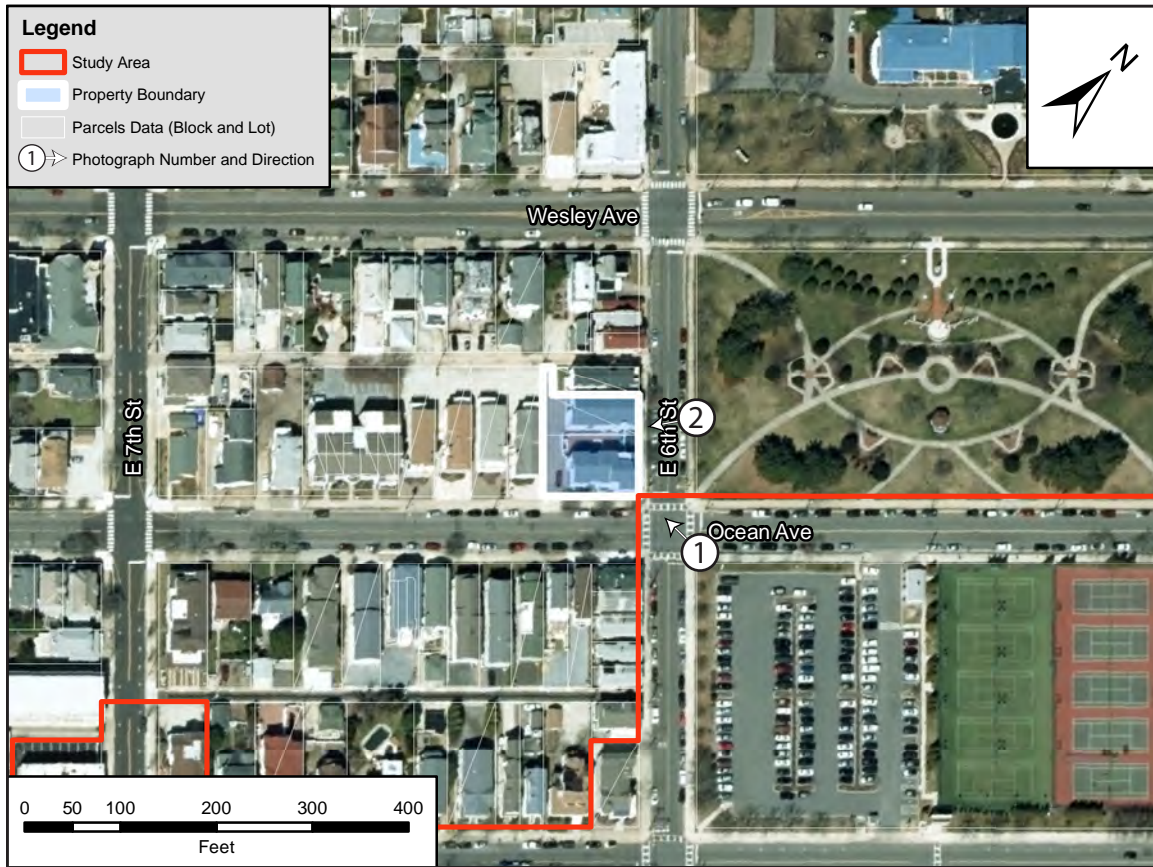
**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey Block 602,  
 Lot 18 and 18.01  
 600-602 Ocean Avenue aka 616-618 Sixth St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1752852733**

**Property Name:** 601 Ocean Ave.  
**Address:** 601 Ocean 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	11

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 4-bay, rectangular-plan, wood-frame, vernacular, mixed-use building with a full-height basement was constructed circa 1920. It has an asphalt-shingle, hipped roof with projecting gables on each elevation. The gables shield paired and single second story windows. A concrete-coated chimney projects from the center of the roof's ridge. Replacement vinyl siding and board-and-batten paneling cover the building. A frieze separates the first and second stories. The north (side) elevation houses a partially glazed and paneled entry flanked by a picture window, which itself is flanked by replacement 1/1 vinyl sashes. A replacement vinyl staircase leads to the main entry from the street level. The front (east) elevation contains a 3-sided bay window on the second story. A frieze separates the basement and first stories. The full-height basement, which is the commercial area of the building, is covered with a stone veneer. The storefront's glazed entry is flanked by tripled 1/1 replacement vinyl windows on either side. Another vinyl staircase with a quarter turn leads to the first story from the street level on the south (side) elevation. The dwelling rests on a concrete foundation. The dwelling 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.

It is estimated that 601 Ocean Avenue was constructed circa 1920. This date is confirmed by the presence of residents in the building in 1924 and a historic map from 1937 (Polk 1924; Sanborn Map Company 1937). The map shows the building as a wood-frame, rectangular-plan, mixed-use building with a full-width front porch, now enclosed. The first story historically served as a storefront while the remaining stories were residential (Sanborn Map Company 1937). John P. and Emily P. MacNamee lived at 601 Ocean Avenue in 1924. John

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1752852733**

**Organization:** Hunter Research, Inc.



MacNamee worked as an editor for the Sentinel-Ledger. The lot was undeveloped prior to the construction of the building. 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.

601 Ocean Avenue is located on a rectangular lot within the street grid directly across from the municipal parking lot and tennis courts located on the block bounded by Atlantic Avenue, Ocean Avenue, Fifth Street and Sixth Street, which was formerly the site of the Ocean City High School. The building has low integrity of design, materials and workmanship, although it largely retains its historic form and massing as documented by a Sanborn fire insurance map of 1937. The storefront has been reoriented to Ocean Avenue while the first-story residence remains oriented to Sixth Street. The enclosure of the full-width front porch has altered the building's historic fenestration pattern. The window sashes have also been replaced. Visible exterior fabric is almost entirely modern replacement material, and any original decorative details and ornamentation have been lost or covered over. Integrity of location, setting, feeling and association are present, though these have been negatively impacted by the demolition of the original Ocean City High School across the street from the dwelling.

**Setting:**

The property is located outside and approximately 210 feet south 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; 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 district where the continuity of the district has been broken by new construction. Neighboring properties on the south side of Sixth Street (612-614 Sixth Street and 616-618 Sixth Street) and on the west side of Ocean Avenue (608 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue and 614-616 Ocean Avenue) are new construction. The three new buildings on the south side of Sixth Street break the rhythm of the streetscape as seen by pedestrians and thus represent a loss of integrity of setting, feeling, association and design, while the new buildings on Ocean Avenue serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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 between Fifth and Sixth Streets.

Sixth 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. Sixth 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 are short distances from the street and typically have small front yards with landscaping and grass, many of which have wooden or metal fences. While many properties on Sixth Street retain their historic houses, demolition and new construction have noticeably interrupted the historic streetscape in some locations. 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.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Polk's Ocean City Directory	1924		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1752852733**

**Organization:** Hunter Research, Inc.

(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	Polk's Ocean City Directory	1937
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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
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	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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 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

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v2: Contributing to H.D. (1/1/1990)

Notes: Pickle Barrel Deli changed to 601 Ocean Ave. based on field verification.

Recommend boundary revision to exclude 601 Ocean 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

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1752852733**

Page 3

☐ (Primary Contact)

**Status:**

**Associated Archeological Site/Deposits?**

☐

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

---

Conversion Problem? ☐

ConversionNote: 287

*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

☐ (Primary Contact)

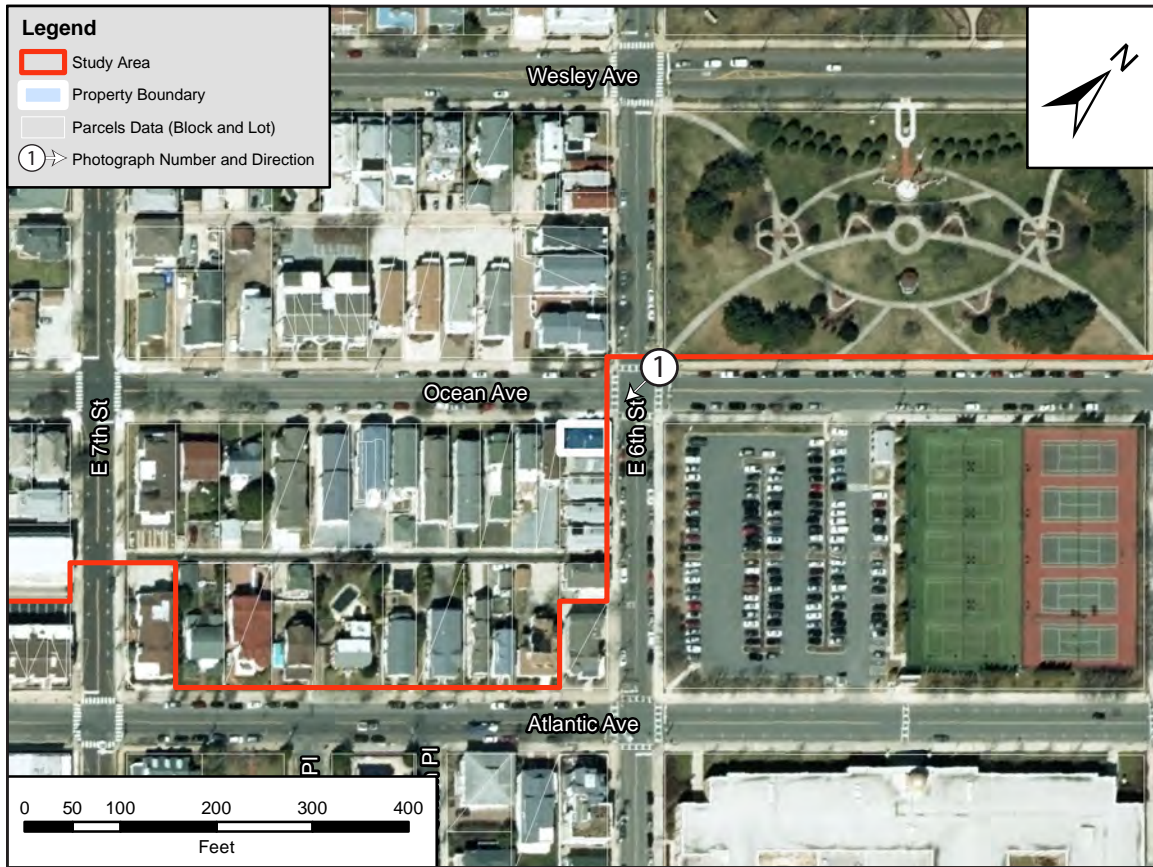
**Organization:** Hunter Research, Inc.

**Property ID:**

**-1752852733**

Page 4

Ocean City Architectural Survey  
Block 601, Lot 11  
601 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1249161227

**Property Name:** 605 Ocean Ave.  
**Address:** 605 Ocean 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	10

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, front-gabled, rectangular-plan, vinyl-sided, wood-frame, vernacular dwelling with a full-height, concrete basement was constructed circa 1915. It has an asphalt-shingle roof with deeply overhanging, filled eaves. A pent eave that spans the front elevation below the attic level. A gabled dormer is located on the north (side) elevation. A semi-circular replacement picture window is located in the gable peak. The gable end is clad with replacement vinyl fish scale shingles. A concrete block chimney projects from the roof slope of the southeast corner. A full-width, hipped-roof porch with deeply overhanging eaves shields the first story. The porch is supported by tapered, vinyl siding-clad columns over concrete piers. The porch is enclosed with replacement vinyl railings and balusters. A center-hall, replacement partially glazed and paneled door is located under the porch and is flanked by replacement windows. Access is via a vinyl staircase with wood decking and a quarter turn that leads to the first-story porch. Windows are 1/1 vinyl replacement sashes set in vinyl surrounds. There is a 2-story, rectangular bay projecting from the south (side) elevation. The full-height basement contains a replacement partially glazed and paneled door in the left bay and a window in the right bay. The dwelling is set a short distance from the sidewalk and has an entirely concrete-paved yard. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 605 Ocean Avenue was constructed circa 1915. This date is confirmed by the building's presence on a historic aerial photograph from 1920 (NETR 1920). The Sanborn fire insurance company map of 1937 shows the building as a wood-frame, rectangular-plan, dwelling with a full-width front porch (Sanborn Map Company 1937). The lot was undeveloped prior to the construction of the building.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1249161227

**Organization:** Hunter Research, Inc.

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.

605 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It has low integrity of materials and workmanship. The window sashes have also been replaced. Visible exterior fabric is almost entirely modern replacement material, and any original decorative details and ornamentation have been lost or covered over. The building largely retains its historic orientation, form and massing as documented by a historic Sanborn fire insurance map of 1937. The building lacks individual architectural significance. In addition, it has no known associations with significant historical events or people.

**Setting:**

The property is located outside and approximately 215 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; 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 at the edge of the district where the historic continuity has been broken by a significant level of new construction (600-602 Ocean Avenue, 608 Ocean Avenue, 609-611 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 613 Ocean Avenue, 614-616 Ocean Avenue and 615 Ocean Avenue). Together, these sets of new buildings on the east and west sides of Ocean Avenue break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling and association, while new buildings on nearby Sixth Street serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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 between Fifth and Sixth Streets.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1249161227**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
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
Ocean City Div. of Planning & Development	Historic District Survey Forms	1991
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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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	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 605 Ocean Avenue.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 208

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.

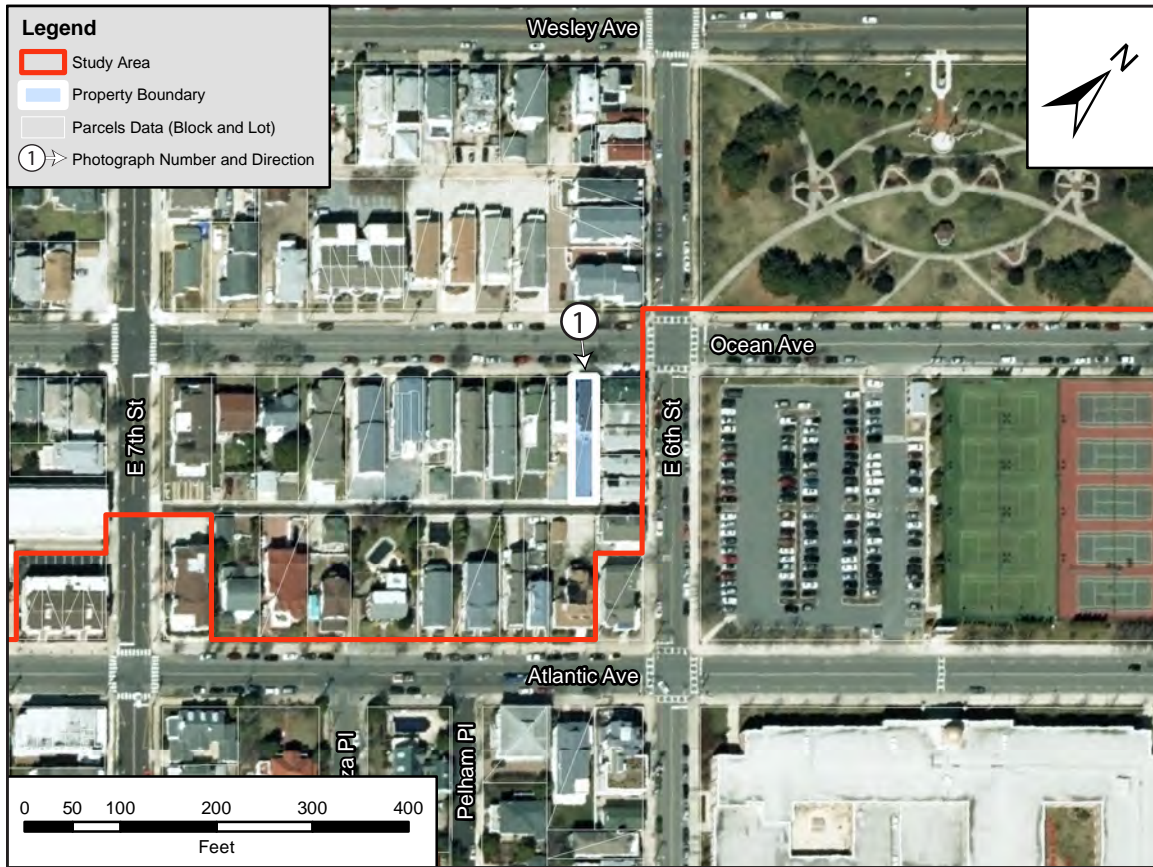
**Property ID:**

1249161227

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 601, Lot 10  
 605 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1127711120**

**Property Name:** 607 Ocean Ave.

**Ownership:** Private

**Address:** 607 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	9

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, front-gabled, rectangular-plan, vinyl-sided, wood-frame, vernacular dwelling with a full-height, concrete basement was constructed circa 1915. It has an asphalt-shingle roof with deeply overhanging, filled eaves with a pent eave that spans the front elevation. A gabled dormer is located on the north (side) elevation. A replacement 1/1 vinyl sash window is located in the gable peak. A rectangular, projecting bay is located on the south (side) elevation of the second story. A full-width, hipped-roof, wood porch with deeply overhanging eaves shields the first story. The porch is supported by square Doric columns over brick piers. The porch is enclosed with simple wood railings and balusters with ball finial newel posts, that are likely original. A center-hall, replacement glazed door is located under the porch and is flanked by replacement windows. Access is via a wood staircase with a quarter turn that leads to the first-story porch. Windows are 1/1 vinyl replacement sashes set in vinyl surrounds. The full-height basement contains an off-center, replacement glazed door and two windows. Part of the patio area in front of the basement is enclosed with vinyl railings and balusters. The dwelling is set a short distance and has some landscaping along the front elevation. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 607 Ocean Avenue was constructed circa 1915. This date is confirmed by the building's presence on a historic aerial photograph from 1920 and a historic map from 1937 (NETR 1920; Sanborn Map Company 1937). The map shows the building as a wood-frame, rectangular-plan, dwelling with a full-width front porch. The lot was undeveloped prior to the construction of the building. 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

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1127711120**

**Organization:** Hunter Research, Inc.

examples dating from the 1880s to the 1920s.

607 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It has low integrity of materials and workmanship. Visible exterior fabric is almost entirely modern replacement material, and any original decorative details and ornamentation have been lost or covered over. The building largely retains its historic orientation, form and massing as documented by a historic Sanborn fire insurance map of 1937. The building lacks individual architectural significance. In addition, it has no known associations with significant historical events or people.

**Setting:**

The property is located outside and approximately 215 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; 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 at the edge of the district where the historic continuity has been broken by a significant level of new construction (600-602 Ocean Avenue, 608 Ocean Avenue, 609-611 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 613 Ocean Avenue, 614-616 Ocean Avenue and 615 Ocean Avenue). Together, these sets of new buildings on the east and west sides of Ocean Avenue break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling and association, while new buildings on nearby Sixth Street serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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 between Fifth and Sixth Streets.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	West Jersey History Project	2013		
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		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1127711120**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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 v9: Contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 607 Ocean 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: 50

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.

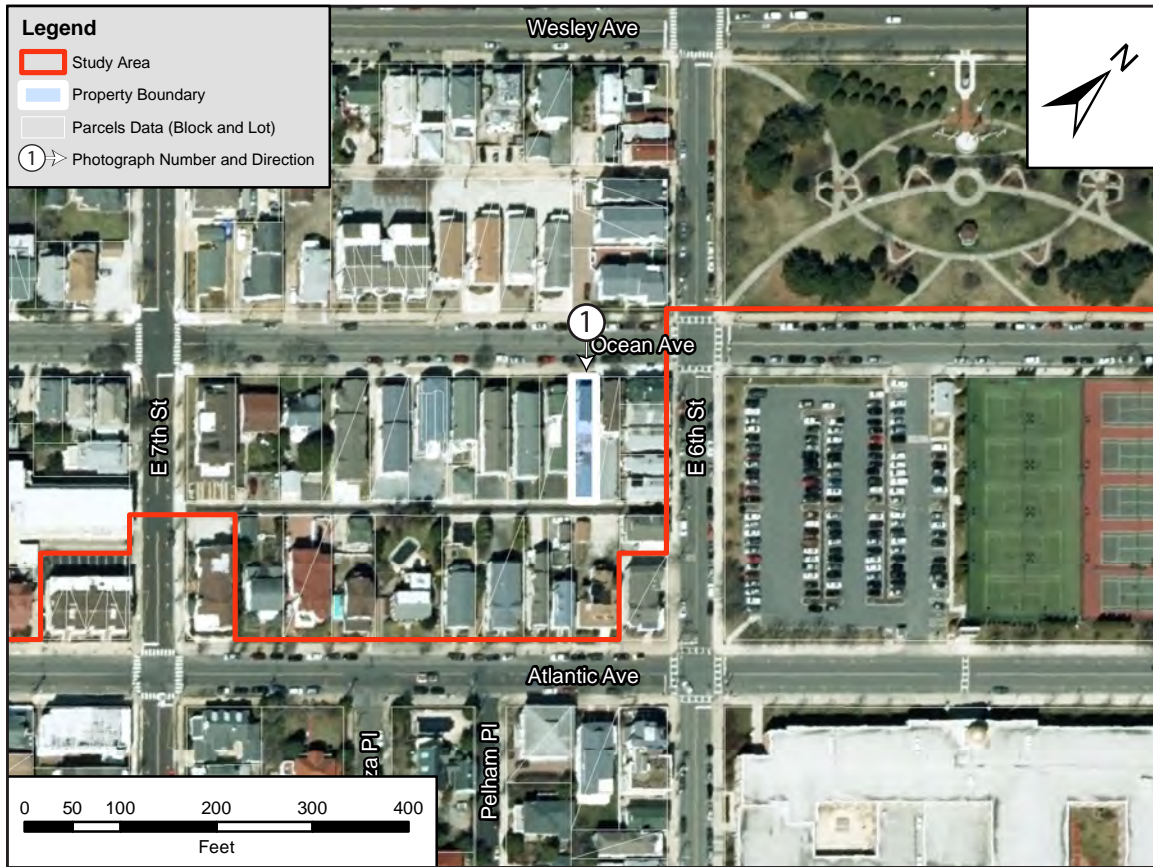
**Property ID:**

-1127711120

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 601, Lot 9  
 607 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 64034454

**Property Name:** 608 Ocean Ave.

**Ownership:** Private

**Address:** 608 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	19

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 2-bay, gable-front dwelling was constructed in 1995. It has an asphalt-shingle roof and is sided with vinyl. The gable peak is clad with vinyl fish scale shingles. Windows are 1/1 vinyl sash set in vinyl surrounds. The front elevation is dominated by a 2-story wraparound porch that shields a 2-story projecting bay and sliding glass entries that are recessed under the main roof. Paired transoms surmount the entry on the first story. The porches are enclosed with vinyl railings and vinyl balusters that emulate turned spindles. Access is via a vinyl staircase that faces west (toward the rear). The dwelling rests on a concrete foundation. The dwelling 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, 608 Ocean Avenue was constructed in 1995. This date is confirmed by the dwelling's presence on an aerial photograph from 2002 (NETR 2002). The current dwelling, and several others, replaced the Plaza Hotel, which was constructed circa 1900 (Sanborn Map Company 1890, 1909; Ocean City Division of Planning & Development 1993).

608 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was constructed in 1995 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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

64034454

**Organization:** Hunter Research, Inc.

The property is located outside and 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 Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean 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 district where the historic continuity has been broken by a significant level of new construction (600-602 Ocean Avenue, 608 Ocean Avenue, 609-611 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 613 Ocean Avenue, 614-616 Ocean Avenue and 615 Ocean Avenue). Together, these sets of new buildings on the east and west sides of Ocean Avenue break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling and association, while new buildings on nearby Sixth Street serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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 between Fifth and Sixth Streets.

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1924		
(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		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Boyd's Ocean City Directory	1921		
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		
Esposito, Frank J. and Robert J.	Images of American: 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		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**64034454**

**Organization:** Hunter Research, Inc.

Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: The Plaza property name changed to 608 Ocean Ave. based on field verification.

Recommend boundary revision to exclude 608 Ocean Avenue.

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

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

---

Conversion Problem? ☐ ConversionNote: 256

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.

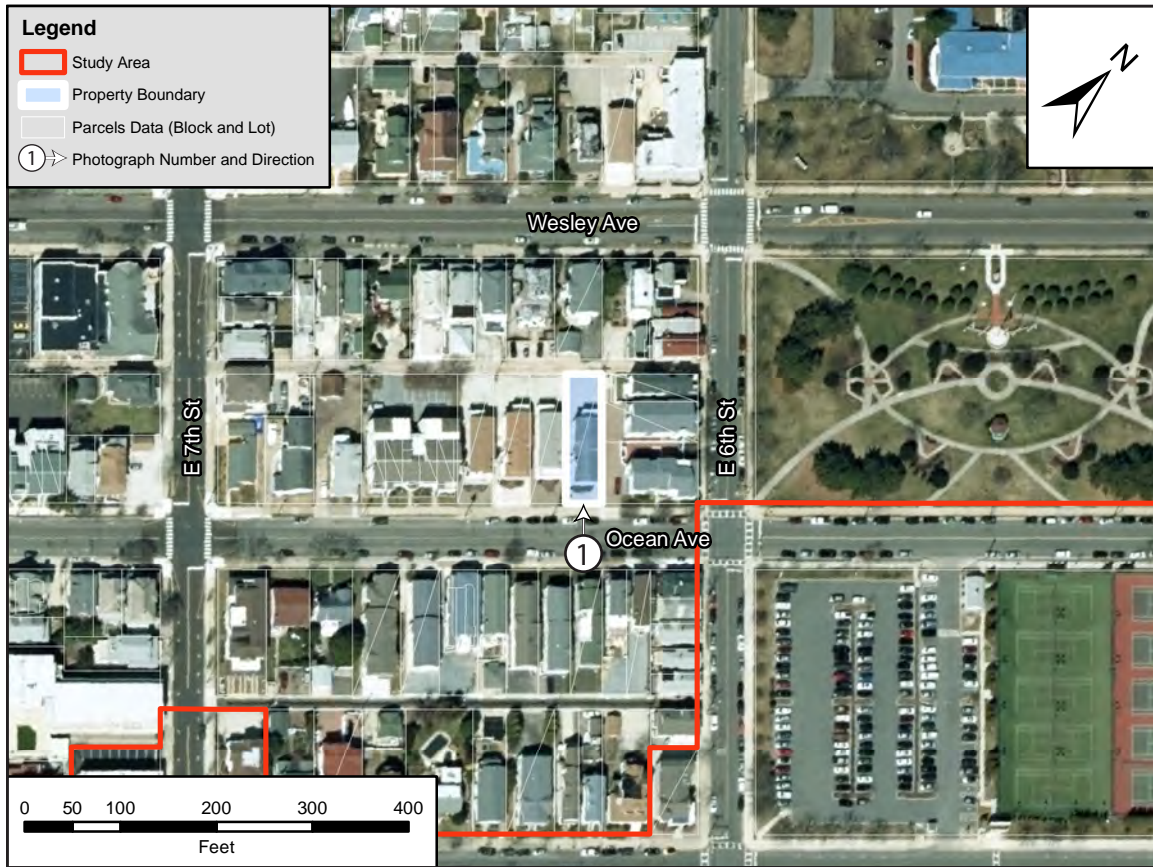
**Property ID:**

**64034454**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 602, Lot 19  
608 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1126770255**

**Property Name:** 609-611 Ocean Ave.

**Ownership:** Private

**Address:** 609-611 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	8.02

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 3-bay, gable-front, vinyl-sided, post-modern dwelling was constructed in 2001. A partial-width porch on the second story has a gabled overhang with a pent eave and is supported by round Doric columns. The second story porch is enclosed with vinyl railings and balusters, and it shields a glazed entry with three panels. The second story porch cuts into the hipped roof of the first story porch. The first story's porch roof is supported by round Doric columns and is also enclosed with vinyl railings and balusters. The first story porch shields a center-hall, glazed entry with sidelights, which is flanked by paired windows. Access is via a double-sided vinyl staircase with a quarter turn. Windows are 1/1 vinyl sashes set in vinyl surrounds. The dwelling rests on a concrete foundation. The dwelling 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, 609-611 Ocean Avenue was constructed in 2001. This date is confirmed by the dwelling's presence on an aerial photograph from 2002 (NETR 2002). The current dwelling replaced a circa 1925 dwelling that had its full-width front porch enclosed at the time of a 1993 survey. The property also contained a 1-story, wood-frame dwelling and concrete block garage at the rear of the property in 1937 (NETR 1920; Sanborn Map Company 1937; Ocean City Division of Planning & Development 1993).

609-611 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1126770255**

**Organization:** Hunter Research, Inc.

constructed in 1995 and is less than 50 years of age at the time of this survey.

**Setting:**

The property is located outside and approximately 210 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; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean 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 district where the historic continuity has been broken by a significant level of new construction (600-602 Ocean Avenue, 608 Ocean Avenue, 609-611 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 613 Ocean Avenue, 614-616 Ocean Avenue and 615 Ocean Avenue). Together, these sets of new buildings on the east and west sides of Ocean Avenue break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling and association, while new buildings on nearby Sixth Street serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1928		
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 American: Ocean City, New Jersey	1996		
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		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1126770255**

**Organization:** Hunter Research, Inc.

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
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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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, Cape May County, New Jersey	1909
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 609-611 Ocean 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: 51

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:**

**-1126770255**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 601, Lot 8.02  
 609-611 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1337378431**

**Property Name:** 610 Ocean Ave.

**Ownership:** Private

**Address:** 610 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	19.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 2-bay, vinyl-sided, gable-front dwelling was constructed in 1995. It has an asphalt-shingle roof with staggered gables. The gable peaks are clad with vinyl fish scale shingles. Windows are 1/1 vinyl sash set in vinyl surrounds. A 2-story, 3-sided bay window is situated in the right bay under one of the gables. A circular picture window is situated in the gable's peak. The front elevation features a wraparound deck on the second story that serves as the porch roof for the first story. Paired transoms surmount the entry on the first story. The deck and porch are enclosed with vinyl railings and balusters that emulate turned spindles. Access is via a vinyl staircase that faces west (to the rear). The dwelling rests on a concrete foundation. The dwelling 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, 610 Ocean Avenue was constructed in 1995. This date is confirmed by the dwelling's presence on a historic aerial photograph from 2002 (NETR 2002). The current dwelling replaced a cross-gabled, wood-frame, rectangular-plan dwelling with a wraparound porch that was constructed circa 1900 (Sanborn Map Company 1890, 1909; Ocean City Division of Planning & Development 1993).

610 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was constructed in 1995 and is less than 50 years of age at the time of this survey.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1337378431**

**Organization:** Hunter Research, Inc.

**Setting:**

The property is located outside and 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 Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean 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 district where the historic continuity has been broken by a significant level of new construction (600-602 Ocean Avenue, 608 Ocean Avenue, 609-611 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 613 Ocean Avenue, 614-616 Ocean Avenue and 615 Ocean Avenue). Together, these sets of new buildings on the east and west sides of Ocean Avenue break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling and association, while new buildings on nearby Sixth Street serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
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 American: Ocean City, New Jersey	1996	
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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1337378431**

**Organization:** Hunter Research, Inc.

Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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	1894
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	1893
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, Cape May County, New Jersey	1909
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 610 Ocean Avenue.

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

---

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
	<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
	<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

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

---

Conversion Problem? ☐ ConversionNote: 409

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.

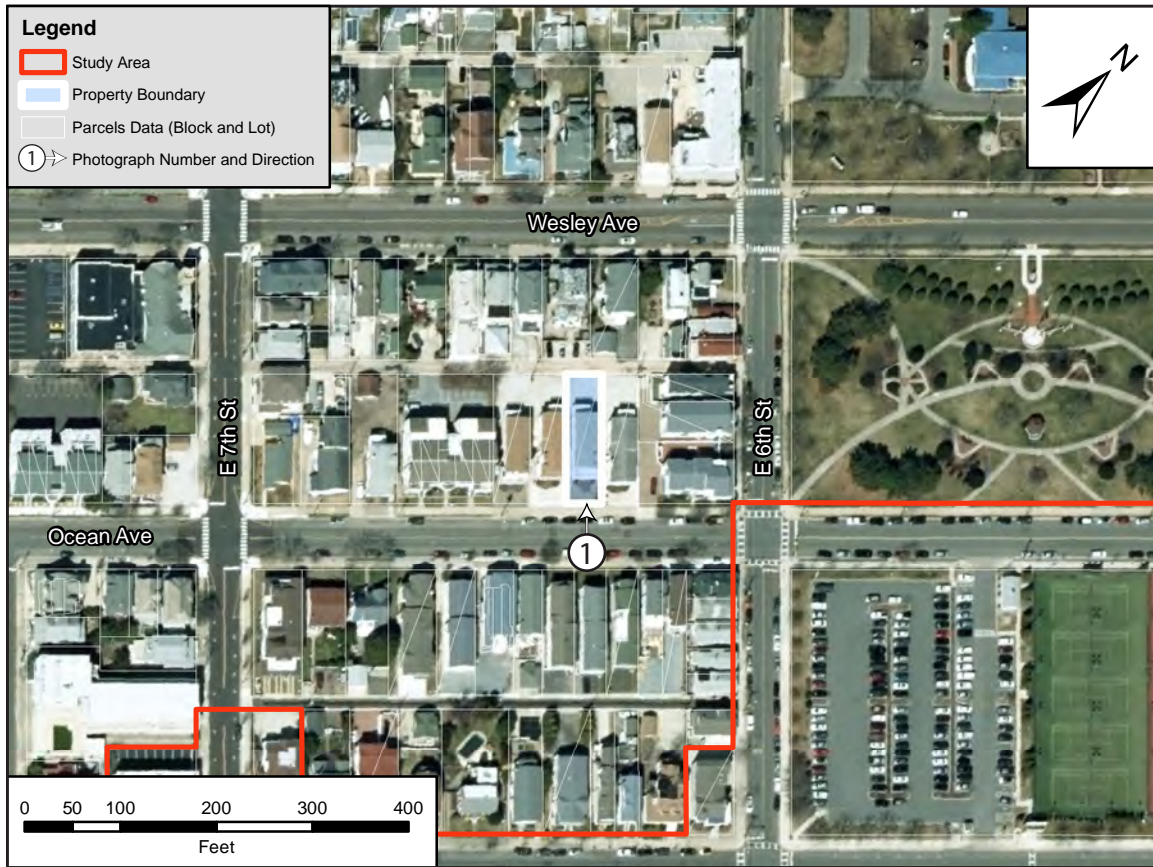
**Property ID:**

**-1337378431**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 602, Lot 19.01  
610 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1502443188

**Property Name:** 612 Ocean Ave.

**Ownership:** Private

**Address:** 612 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	20

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 2-bay, vinyl-sided, front-gabled dwelling was constructed in 1995. It has an asphalt-shingle roof with a gable end that is clad with vinyl fish scale shingles. Windows are 1/1 vinyl sash set in vinyl surrounds. A 2-story, 3-sided bay window is situated in the left bay under the main roof. The front elevation features a 2-story wraparound, wood porch that is shielded by the main roof. The porch also covers sliding glass door entries in the right bays of both stories. Paired transoms surmount the entry on the first story. The deck and porch are enclosed with wood railings with turned spindles. Access is via a staircase that faces west (to the rear). The dwelling rests on a concrete foundation. The dwelling 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, 612 Ocean Avenue was constructed in 1995. This date is confirmed by the dwelling's presence on an aerial photograph from 1995 (NETR 1995). It is located on a lot that was subdivided following the demolition of a circa 1900 and a circa 1956 dwelling (. (Sanborn Map Company 1890, 1909; NETR 1956, Ocean City Division of Planning & Development 1993).

612 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was constructed in 1995 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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1502443188

**Organization:** Hunter Research, Inc.

The property is located outside of and 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 Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean 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 district where the historic continuity has been broken by a significant level of new construction (600-602 Ocean Avenue, 608 Ocean Avenue, 609-611 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 613 Ocean Avenue, 614-616 Ocean Avenue and 615 Ocean Avenue). Together, these sets of new buildings on the east and west sides of Ocean Avenue break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling and association, while new buildings on nearby Sixth Street serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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.

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1502443188**

**Organization:** Hunter Research, Inc.

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	1892
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	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: YES

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 612 Ocean Avenue.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

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

Conversion Problem? ☐ ConversionNote: 258

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.

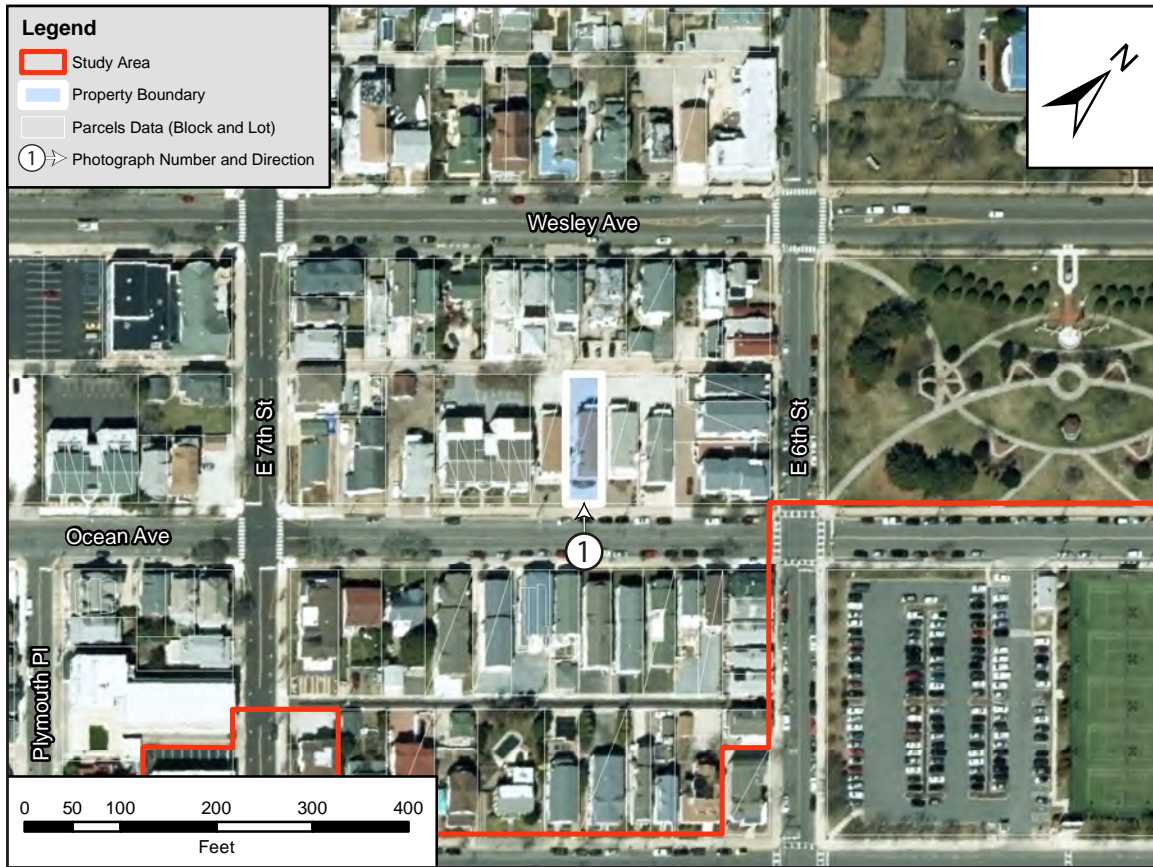
**Property ID:**

**1502443188**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 602, Lot 20  
 612 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1539955444

**Property Name:** 613 Ocean Ave.

**Ownership:** Private

**Address:** 613 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	8.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 3-bay, front-gabled, vinyl-sided dwelling was constructed in 2001. It has an asphalt-shingle roof with staggered gable ends clad with vinyl fish scale shingles. Windows are 1/1 vinyl sash set in vinyl surrounds. The front elevation is dominated by a 2-story, full-width porch that is shielded by the main roof. The porch is supported by round Doric columns and is enclosed with vinyl railings and balusters. The second-story porch shields a glazed entry that is flanked by picture windows. The first-story porch shields a glazed door with sidelights and a transom in the left bay and two sets of paired windows surmounted by transoms in the right bays. Access is via a vinyl staircase with a quarter turn to the first story porch. The dwelling rests on a concrete foundation. The building has small front and side yards with some landscaping and is set a short distance from the sidewalk. The dwelling has not been elevated or otherwise altered for flood protection.

According to tax records, 613 Ocean Avenue was constructed in 2001. This date is confirmed by the dwelling's presence on an aerial photograph from 2002 (NETR 2002). The current dwelling is one of two that were built in 2001 on the former site of the St. James Apartments of circa 1915 (NETR 1920; Sanborn Map Company 1937).

613 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was constructed in 2001 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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1539955444

**Organization:** Hunter Research, Inc.

The property is located outside and approximately 210 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; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean 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 district where the historic continuity has been broken by a significant level of new construction (600-602 Ocean Avenue, 608 Ocean Avenue, 609-611 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 613-615 Ocean Avenue and 617 Ocean Avenue). Together, these sets of new buildings on the east and west sides of Ocean Avenue break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling and association, while new buildings on nearby Sixth Street serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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.

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1539955444**

**Organization:** Hunter Research, Inc.

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	1892
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	1894
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:**

Notes: Recommend boundary revision to exclude 613 Ocean Avenue.

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

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**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? ☐ ConversionNote: Null

Date form completed: 10/19/2018

---

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1539955444**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 601, Lot 8.01  
613 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-538620784**

**Property Name:** 614-616 Ocean Ave.

**Ownership:** Private

**Address:** 614-616 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	21

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 2-bay, vinyl-sided, front-gabled dwelling was constructed in 1995. It has an asphalt-shingled roof with a staggered gable end with vinyl fish scale shingles in the peak. There is a vinyl-clad exterior chimney on the north (side) elevation. Windows are 1/1 vinyl sash set in vinyl surrounds. A 2-story, 3-sided bay window is situated in the right bay under the projecting gable. The window is surmounted by an arched plate-glass transom. Sliding glass doors are located in the left bays, and paired transoms surmount the entry on the first story. The front elevation features a 2-story wraparound, vinyl porch that is open on the second story. Access is via a staircase that faces west (to the rear) on the south elevation. The dwelling rests on a concrete foundation. The dwelling 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, 614-616 Ocean Avenue was constructed in 1995. This date is confirmed by the dwelling's presence on an aerial photograph from 1995 (NETR 1995). The current dwelling was constructed on the former property of a circa 1956, irregular-plan dwelling (NETR 1956).

614-616 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was constructed in 1995 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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-538620784**

**Organization:** Hunter Research, Inc.

The property is located approximately outside and 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 Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean 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 district where the historic continuity has been broken by a significant level of new construction (600-602 Ocean Avenue, 608 Ocean Avenue, 609-611 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 613 Ocean Avenue, 614-616 Ocean Avenue and 615 Ocean Avenue). Together, these sets of new buildings on the east and west sides of Ocean Avenue break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling and association, while new buildings on nearby Sixth Street serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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.

**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:**

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Boyd's Ocean City Directory	1921		
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		
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996		
McLaughlin, Mark	Ocean City, NJ	1999		
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014		
Miller, Fred	Images of America: Ocean City, 1950-1980	2006		

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

Page 2

☐ (Primary Contact)

**-538620784**

Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
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:**

Notes: Recommend boundary revision to exclude 614-616 Ocean Avenue.

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

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 10/19/2018

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

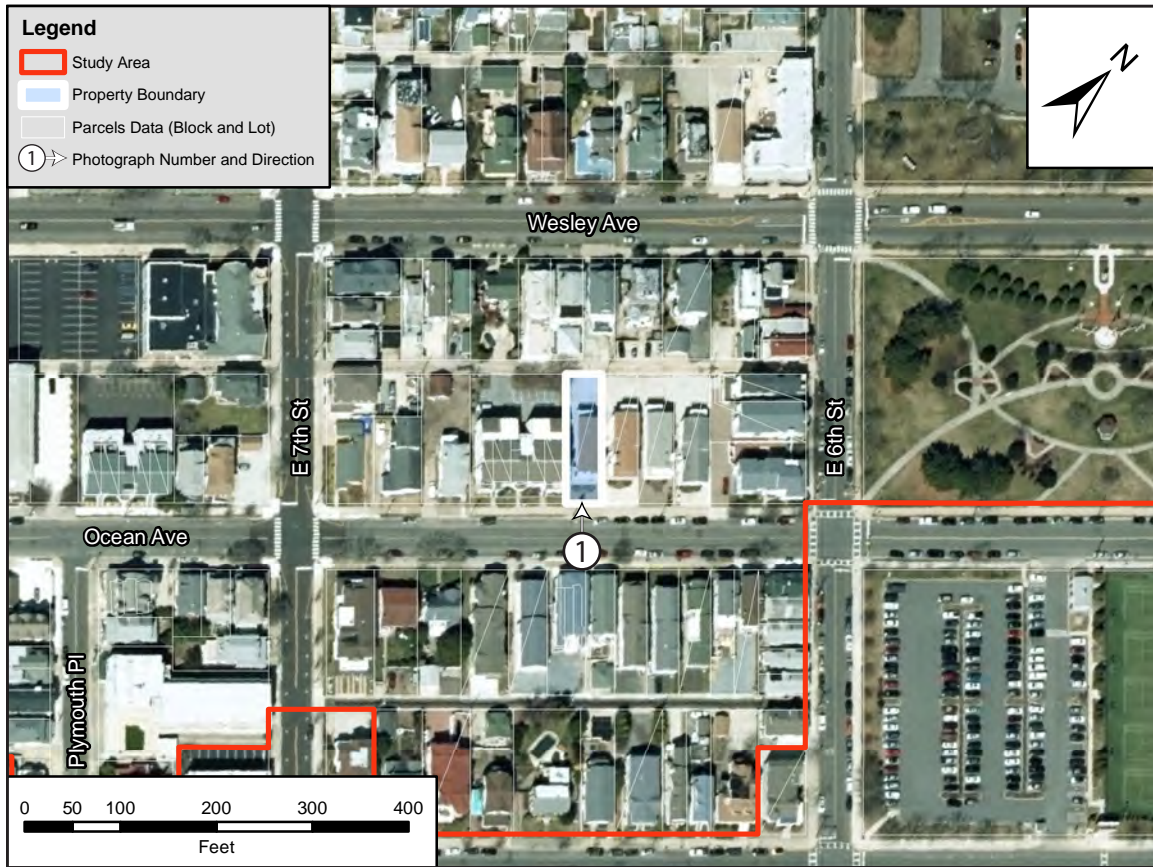
**Property ID:**

**-538620784**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 602, Lot 21  
614-616 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1114915745**

**Property Name:** 615 Ocean Ave.

**Ownership:** Private

**Address:** 615 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	8

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 3-bay, vinyl-sided, gable-front dwelling was constructed in 2001. It has an asphalt-shingle roof with a gable end clad with vinyl fish scale shingles. Windows are 1/1 vinyl sash set in vinyl surrounds. The front elevation is dominated by a 2-story, full-width porch that is shielded by the main roof. The porch is supported by round Doric columns and is enclosed with vinyl railings and balusters. The second-story porch shields a centered glazed entry with paired doors, which is flanked by paired windows in the slightly projecting left and right bays of the second story. The first-story porch shields a glazed door with sidelights and an arched transom in the middle bay and two sets of paired windows surmounted by transoms in the slightly projecting left and right bays of the first story. Access is via a double-sided vinyl staircase with a quarter turn to the first story porch. The dwelling rests on a concrete foundation. The dwelling 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, 615 Ocean Avenue was constructed in 2001. This date is confirmed by the dwelling's presence on an aerial photograph from 2002 (NETR 2002). The current dwelling is one of two were built on the former site of the St. James Apartments of circa 1915 (NETR 1920; Sanborn Map Company 1937).

615 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was constructed in

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1114915745**

**Organization:** Hunter Research, Inc.

2001 and is less than 50 years of age at the time of this survey.

**Setting:**

The property is located outside and approximately 210 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; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean 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 district where the historic continuity has been broken by a significant level of new construction (600-602 Ocean Avenue, 608 Ocean Avenue, 609-611 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 613 Ocean Avenue, 614-616 Ocean Avenue and 615 Ocean Avenue). Together, these new buildings on the east and west sides of Ocean Avenue break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling and association, while new buildings on nearby Sixth Street serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
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 American: Ocean City, New Jersey	1996	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1114915745**

**Organization:** Hunter Research, Inc.

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	Ocean City: America's Greatest Family Resort	2003
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	1894
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	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: YES

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 615 Ocean 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: 257

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.

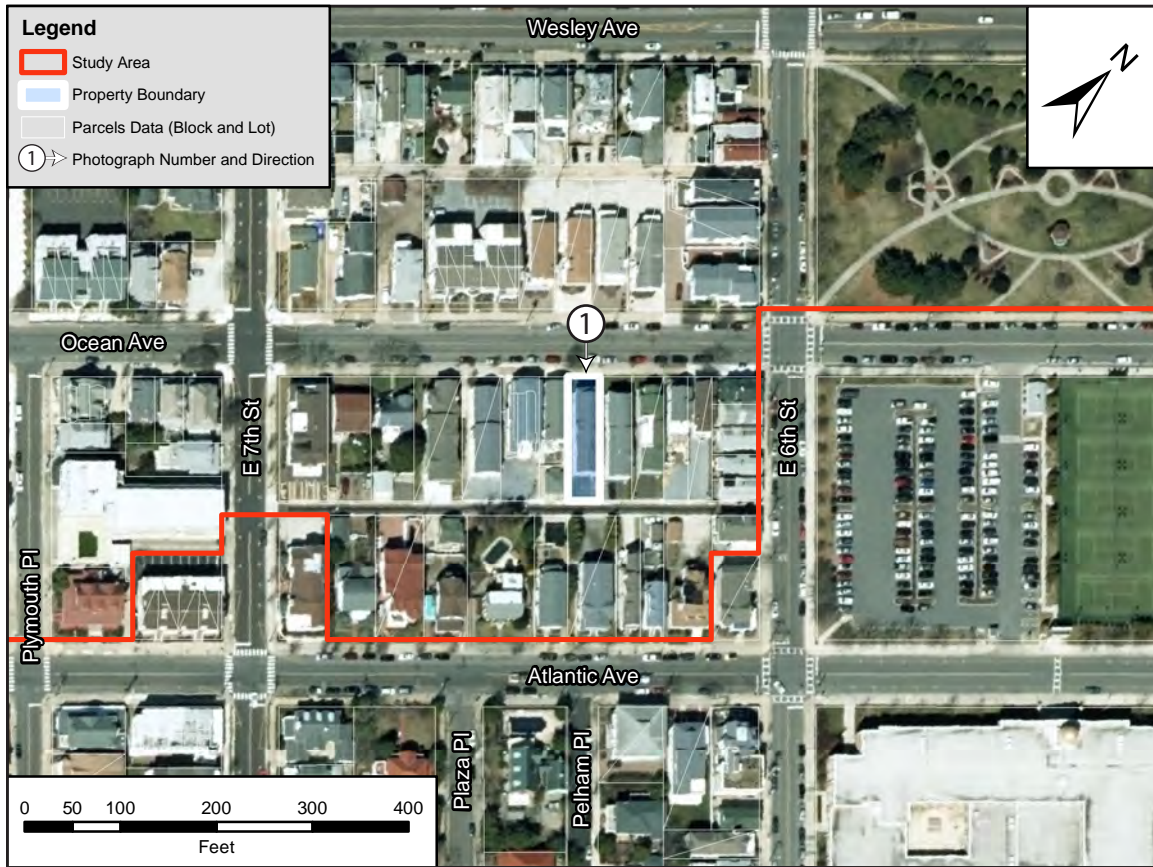
**Property ID:**

**-1114915745**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 601, Lot 8  
 615 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-127085584**

**Property Name:** 617 Ocean Ave.

**Ownership:** Private

**Address:** 617 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	7

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, gable-front, rectangular-plan, vinyl-shingled, wood-frame, vernacular dwelling was constructed circa 1930. It has an asphalt-shingle, jerkinhead roof with deeply overhanging, filled eaves. A brick chimney projects from the roof's slope on the southeastern (rear) corner of the dwelling. The gable peak is clad in replacement vinyl fish scale shingles and contains paired 9-pane wood casement windows, which appear to be original. The fenestration pattern of the first two stories appears altered. The second story has a centered 3-sided bay window with a base that cuts into the first story overhang. The first story is partially shielded by a shed-roof overhang that covers a 3-sided bay window in the left bay, and a 6/6 replacement window in the right bay. The slightly off-center entry has a wood panel door. Large concrete-coated pilasters are located at the front corners of the dwelling, which are interpreted as the posts for a two-story porch that has since been enclosed. There is a 2-story rectangular bay that projects from the north (side) elevation, and two, 2-story, 3-sided bays that project from the south (side) elevation. Access is via a concrete staircase that leads to the first story entry. The dwelling rests on a concrete foundation. The dwelling has concrete-paved 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. There is a 1-story, hipped-roof auto garage at the rear of the property that was also constructed circa 1930.

According to historic aerial photography and historic maps, 617 Ocean Avenue was constructed circa 1930. This date is confirmed by the dwelling's presence on a historic aerial photograph from 1933. The Sanborn fire insurance map of 1937 describes the dwelling as two-story

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-127085584**

**Organization:** Hunter Research, Inc.

apartment building with a full-width porch (NETR 1933; Sanborn Map Company 1937). It is unclear when the porch was enclosed. 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.

617 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It has low integrity of design, materials and workmanship. The building largely retains its historic form and massing as documented by a historic Sanborn fire insurance map of 1937, though the full-width porch has been enclosed, which has altered its fenestration pattern. Visible exterior fabric is almost entirely modern replacement material, and any original decorative details and ornamentation have been lost or covered over. This dwelling is a representative example of an altered vernacular, gable-front dwelling, which is a common type within the study area. The dwelling lacks individual architectural significance.

**Setting:**

The property is located outside and approximately 210 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; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean 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 district where the historic continuity has been broken by a significant level of new construction (600-602 Ocean Avenue, 608 Ocean Avenue, 609-611 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 613 Ocean Avenue, 614-616 Ocean Avenue and 615 Ocean Avenue). Together, these new buildings on the east and west sides of Ocean Avenue break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling and association, while new buildings on nearby Sixth Street serve as an additional visual barrier to the continuity of the district.

Ocean Avenue is 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.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
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	1988	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-127085584**

**Organization:** Hunter Research, Inc.

	Jersey	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
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
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

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 617 Ocean 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: 209

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.

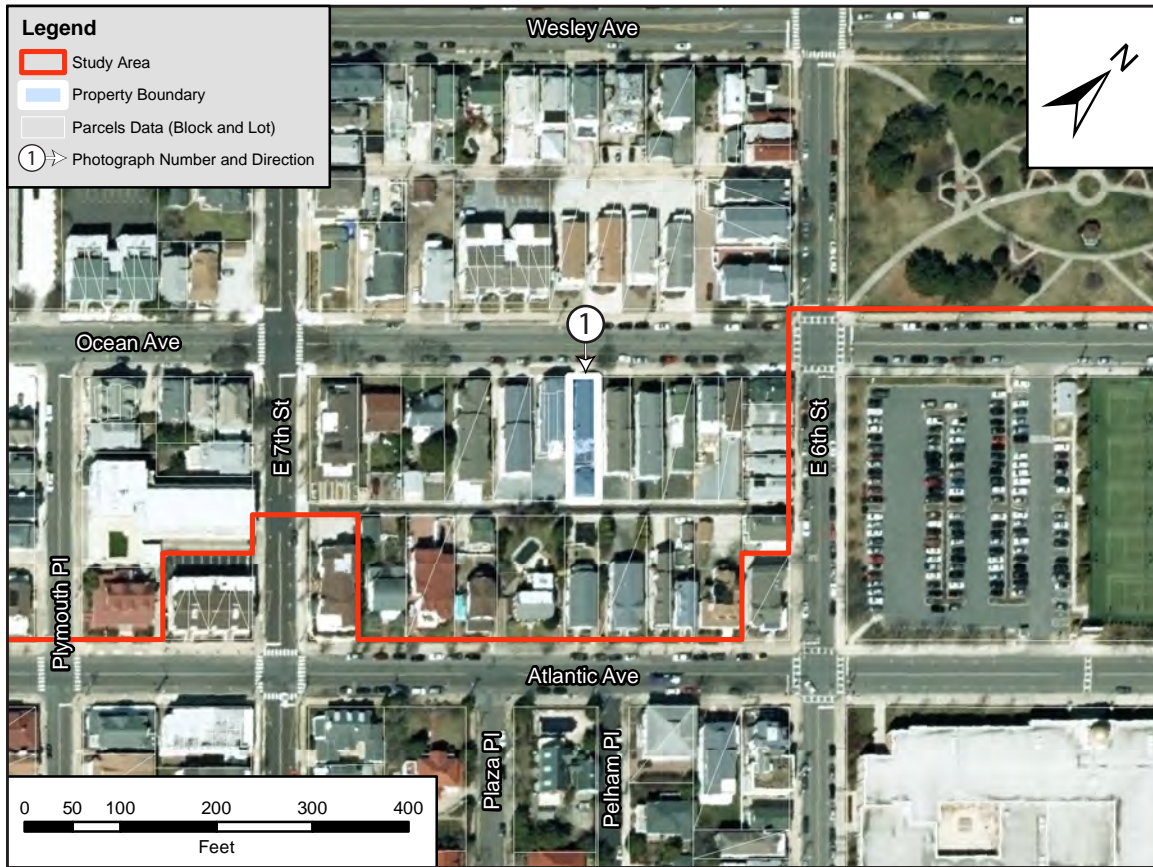
**Property ID:**

Page 3

☐ (Primary Contact)

**-127085584**

Ocean City Architectural Survey  
 Block 601, Lot 7  
 617 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-8153691**

**Property Name:** 620-624 Ocean Ave.

**Ownership:** Private

**Address:** 620-624 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	22

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 13-bay, contemporary-style, vinyl-sided, multi-family building was constructed in 1980. It has an asphalt-shingle, shed roof with clerestory picture windows located in slipped gables. The front façade is broken up by projecting balconies on the first and second stories with entryways between them. The middle bay contains two sets of paired picture windows that surmount two sliding glass doors. A semi-circular deck hangs over an entryway at the basement level. Doors are mostly sliding glass doors leading to balconies enclosed with vinyl railings and balusters. Main entryways are paneled doors with sidelights. Access from the sidewalk is via wood staircases. The building rests on a concrete foundation and has small front and side yards with some landscaping. It is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

According to tax records, 620-624 Ocean Avenue was constructed in 1980. This date is confirmed by the historic aerial photography from 1987 (NETR 1987). The current building replaced two wood-frame, irregular-plan dwellings that were constructed circa 1900 (Sanborn Map Company 1909).

620-624 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was constructed in 1980 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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-8153691**

**Organization:** Hunter Research, Inc.

The rear of this property is located outside and 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 Sixth Street and Seventh Street between Wesley Avenue and Ocean Avenue; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean Avenue. The west side of the 600 block of Ocean Avenue is dominated by post-1980 construction including properties at 600-602, 608, 610, 612, 614-616 and 620-624 Ocean Avenue, accounting for 6 of the 9 property lots on that side of the block. The east side of the 600 block is similarly composed with post-1980 construction at 609-611, 613, 615, 625-627, 629-631, 637-639 and 641-643 Ocean Avenue, accounting for 7 of 13 lots on that side of the block. The historic streetscape has been disrupted with close to half of the buildings from the recommended updated period of significance of 1879 to 1956 either demolished or replaced. The integrity of setting, feeling and association are greatly diminished. 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 district where the continuity of the district has been broken by new construction.

Ocean Avenue is 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.

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(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)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-8153691**

**Organization:** Hunter Research, Inc.

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
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	1892
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
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
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: 620-628 Ocean Avenue changed to 620-624 Ocean Avenue based on fieldwork verification.

Recommend boundary revision to exclude 620-624 Ocean Avenue

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

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

Conversion Problem? ☐ ConversionNote: 259

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.

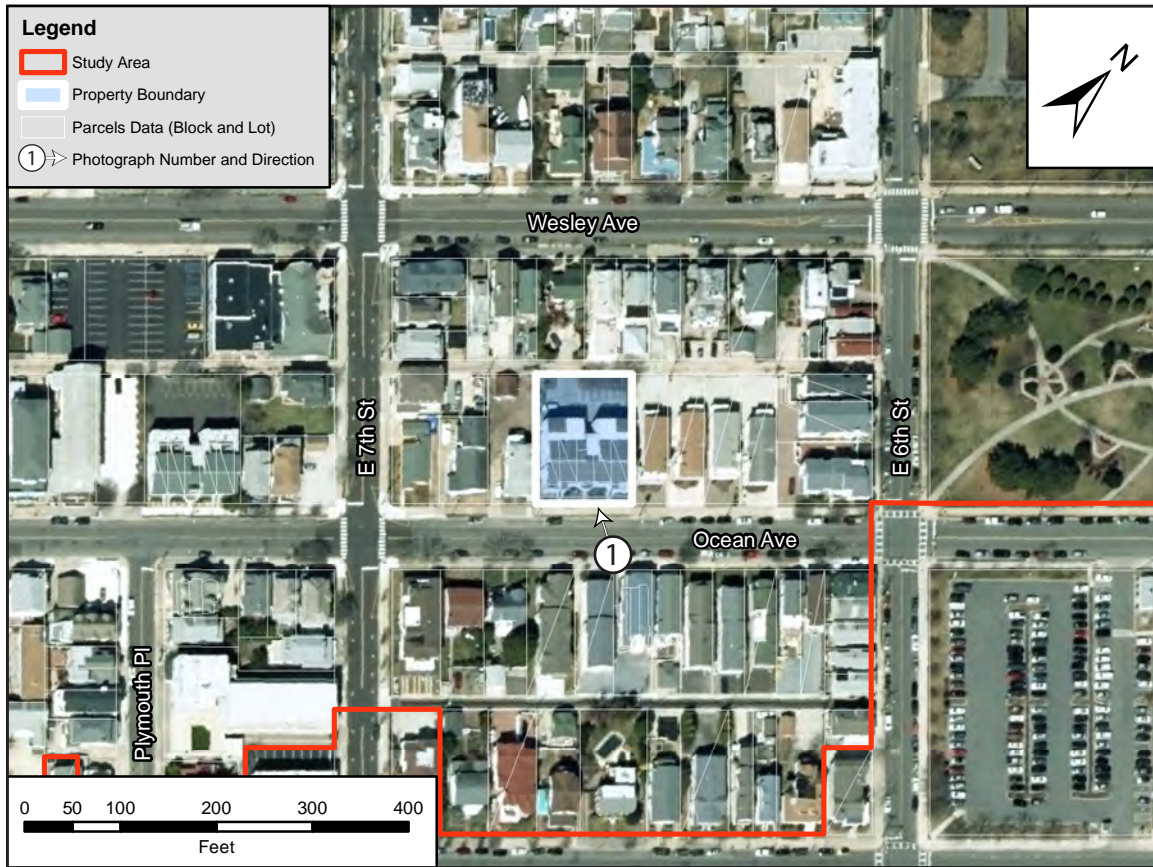
**Property ID:**

**-8153691**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 602, Lot 22  
 620-624 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-867948176**

**Property Name:** 621 Ocean Ave.

**Ownership:** Private

**Address:** 621 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	6

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story, 3-bay, gable-front, rectangular-plan, vinyl-sided wood-frame, vernacular dwelling was constructed circa 1930. The original form of the building as a 2 story with raised basement, gable front building with a 2-story porch is still readable, but the attic level and roof line have been raised and an open third-story porch under a hipped roof added. Windows patterns are altered and consist of paired windows in the left bay bump outs, single windows in the center bays and paired French doors in the right bays. Windows are modern 1/1 vinyl sash with faux muntins, set in vinyl surrounds. Access is via a vinyl staircase centered on the first story porch. The dwelling rests on a concrete foundation. The dwelling has mostly concrete-paved 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 historic aerial photography and maps, 621 Ocean Avenue was constructed circa 1930. This date is confirmed by an aerial photograph from 1933 and a Sanborn fire insurance map from 1937, which depicts a rectangular-plan, wood-frame building labeled as the Franklin Apartments (NETR 1933; Sanborn Map Company 1937). According to a previous survey, the porches that span the front elevation were once enclosed. What is now the first story of the dwelling was a full-height basement in 1993 (Ocean City Division of Planning & Development 1993). 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 and is highly altered.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-867948176**

**Organization:** Hunter Research, Inc.

621 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. The building largely retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937, though the alterations to the roof line to add a full-height third story, enclosure and later reopening of the full-width porch, and altered fenestration provide the building with a modern character. Visible exterior fabric is almost entirely modern replacement material, and any original decorative details and ornamentation have been lost or covered over. This dwelling is an altered example of a vernacular, gable-front dwelling, which is a common type within the study area of Ocean City. It lacks individual architectural significance. In addition, it has no known associations with significant historical events or people.

#### Setting:

The property is located outside and approximately 210 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; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean Avenue. The west side of the 600 block of Ocean Avenue is dominated by post-1980 construction including properties at 600-602, 608, 610, 612, 614-616 and 620-624 Ocean Avenue, accounting for 6 of the 9 property lots on that side of the block. The east side of the 600 block is similarly composed with post-1980 construction at 609-611, 613, 615, 625-627, 629-631, 637-639 and 641-643 Ocean Avenue, accounting for 7 of 13 lots on that side of the block. The historic streetscape has been disrupted with close to half of the buildings from the recommended updated period of significance of 1879 to 1956 either demolished or replaced. The integrity of setting, feeling and association are greatly diminished. 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 district where the continuity of the district has been broken by new construction.

Ocean Avenue is 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.

#### 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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-867948176**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
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	Ocean City: America's Greatest Family Resort	2003
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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	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 v9: Non-contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 621 Ocean 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)

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Conversion Problem? ☐ ConversionNote: 352

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.

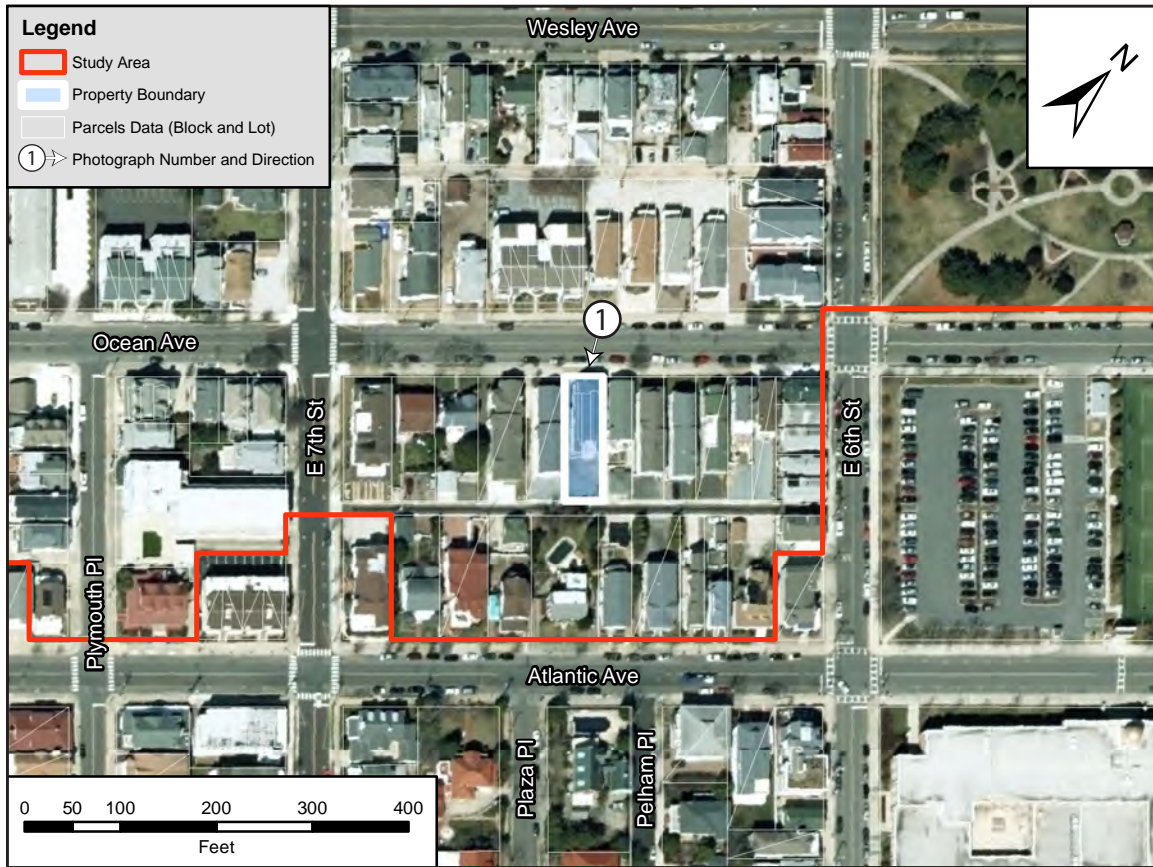
**Property ID:**

Page 3

☐ (Primary Contact)

**-867948176**

Ocean City Architectural Survey  
Block 601, Lot 6  
621 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1114971855**

**Property Name:** 625-627 Ocean Ave.

**Ownership:** Private

**Address:** 625-627 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	5

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 3-bay, gable-front, rectangular-plan dwelling was constructed in 2002. It has an asphalt-shingled roof with deeply overhanging, filled eaves. Vinyl shingles coat the front elevation while vinyl siding covers the rest of the building. A pent eave frames the front gable end. The front elevation has a 2-story, full-width porch under the main roof that is supported with wood, round Doric columns. The porch shields 2-story projecting bays that contain paired windows with 4/4 vinyl sashes set in vinyl surrounds. The center-hall entries on both stories contain glazed doors with sidelights. Access is via a vinyl staircase with a quarter turn on the front elevation. The wood-decked porch is enclosed with vinyl railings and balusters. The dwelling rests on a concrete foundation. The dwelling has stone front yard with some landscaping. The building has not been elevated or otherwise altered for flood protection.

According to tax records, 625-627 Ocean Avenue was constructed in 2002. This date is confirmed by the dwelling's presence on an aerial photograph from 2006 (NETR 2006). The current dwelling replaced a circa 1935 wood-frame, rectangular-plan building that served as apartments in 1937 (Sanborn Map Company 1937). A previous survey indicates that the building was 1.5-stories with raised basement, had a jerkinhead roof, and large support piers for its full-width porch (Ocean City Division of Planning & Development 1993).

625-627 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was constructed in 2002 and is less than 50 years of age at the time of this survey.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1114971855**

**Organization:** Hunter Research, Inc.

**Setting:**

The property is located outside and approximately 210 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; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean Avenue. The west side of the 600 block of Ocean Avenue is dominated by post-1980 construction including properties at 600-602, 608, 610, 612, 614-616 and 620-624 Ocean Avenue, accounting for 6 of the 9 property lots on that side of the block. The east side of the 600 block is similarly composed with post-1980 construction at 609-611, 613, 615, 625-627, 629-631, 637-639 and 641-643 Ocean Avenue, accounting for 7 of 13 lots on that side of the block. The historic streetscape has been disrupted with close to half of the buildings from the recommended updated period of significance of 1879 to 1956 either demolished or replaced. The integrity of setting, feeling and association are greatly diminished. 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 district where the continuity of the district has been broken by new construction.

Ocean Avenue is 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.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001	
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Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**
**-1114971855**

Page 2

☐ (Primary Contact)

Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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 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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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 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: YES

Survey: CAP GB 70 v9: Contributing to H.D. (1/1/1990)

Notes: 625 Ocean Avenue was changed to 625-627 Ocean Avenue based on fieldwork verification.  
Property excluded from revised historic district boundaries.

Recommend boundary revision to exclude 625-627 Ocean Avenue 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: 210

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.

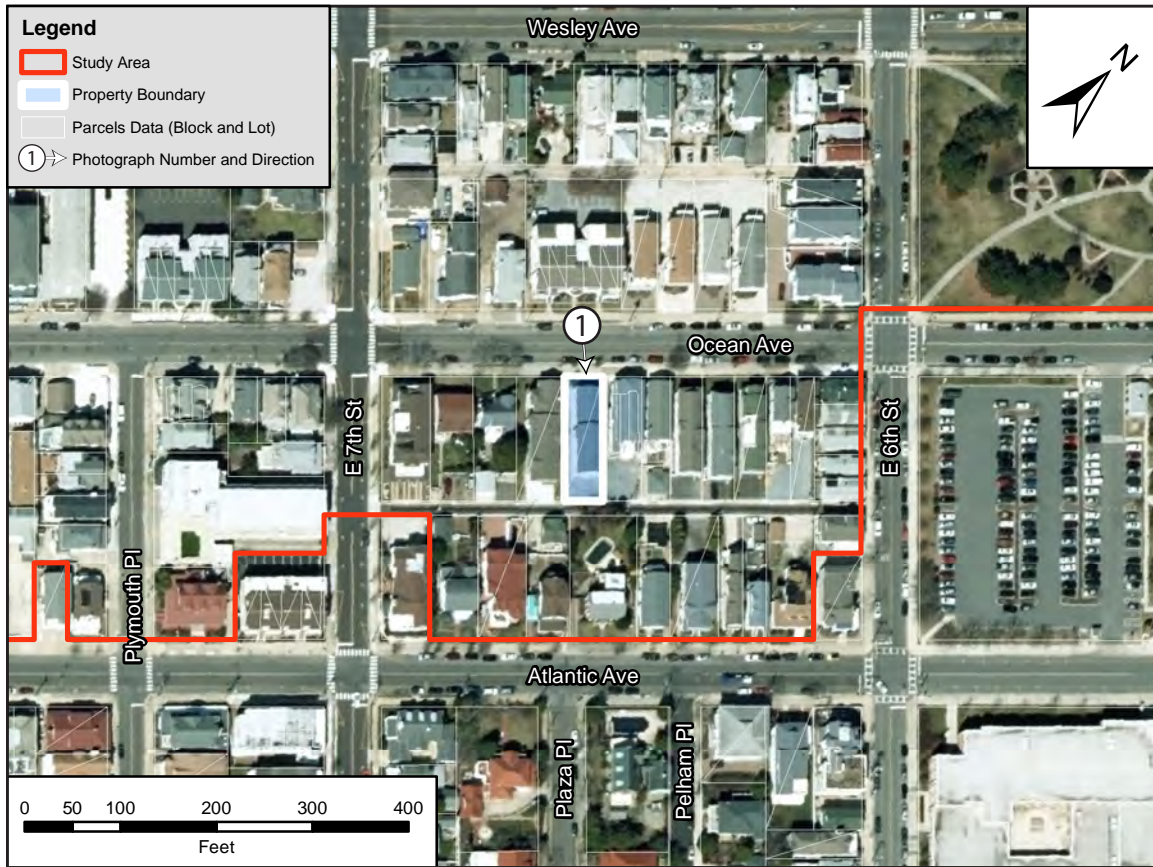
**Property ID:**

**-1114971855**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 601, Lot 5  
 625-627 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: -17456000

**Property Name:** 629-631 Ocean Ave.

**Ownership:** Private

**Address:** 629-631 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	4

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story with raised basement, 3-bay, gable-front, vinyl-sided, irregular-plan dwelling was constructed in 2003. It has an asphalt-shingled roof with deeply overhanging, filled eaves. A pent eave frames the front gable, which is clad with vinyl fish scales. A pyramidal 2-story tower is located at the southwest corner of the dwelling. The second story of the tower has paired 1/1 vinyl windows with faux muntins that are surmounted by a vinyl fanlight window with faux muntins. A tower houses the building's main front entry consisting of a glazed and paneled door with sidelights surmounted by a narrow arched fanlight. A shed-roof hood with a centered gable shields the entryway. A 2-story, partial-width porch under the main roof is supported with square wood columns. The porch shields a projecting bay that contains sliding glass doors with faux muntins flanked by 1/1 vinyl sash windows with faux muntins. The porch is enclosed with vinyl railings and balusters. The dwelling rests on a concrete foundation. The dwelling 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, 629-631 Ocean Avenue was constructed in 2003. This date is confirmed an aerial photograph from 2006 (NETR 2006). The current dwelling replaced a circa 1945, bungalow-form, side-gabled, dwelling (NETR 1956; Ocean City Division of Planning & Development 1993).

629-631 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

-17456000

**Organization:** Hunter Research, Inc.

constructed in 2003 and is less than 50 years of age at the time of this survey.

**Setting:**

The property is located outside and approximately 210 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; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean Avenue. The west side of the 600 block of Ocean Avenue is dominated by post-1980 construction including properties at 600-602, 608, 610, 612, 614-616 and 620-624 Ocean Avenue, accounting for 6 of the 9 property lots on that side of the block. The east side of the 600 block is similarly composed with post-1980 construction at 609-611, 613, 615, 625-627, 629-631, 637-639 and 641-643 Ocean Avenue, accounting for 7 of 13 lots on that side of the block. The historic streetscape has been disrupted with close to half of the buildings from the recommended updated period of significance of 1879 to 1956 either demolished or replaced. The integrity of setting, feeling and association are greatly diminished. 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 district where the continuity of the district has been broken by new construction.

Ocean Avenue is 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.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-17456000**

**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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
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
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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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, Cape May County, New Jersey	1909
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: YES

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: 629 Ocean Avenue was changed to 629-631 Ocean Avenue based on fieldwork verification.

Property excluded from revised historic district boundaries.

Recommend boundary revision to exclude 629-631 Ocean Avenue based on fieldwork verification.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 110

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:**

**-17456000**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 601, Lot 4  
 629-631 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 655027297

**Property Name:** 630 Ocean Ave.  
**Address:** 630 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	24

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 602, Lot 24) contains two buildings. The main dwelling (pictured above) was constructed circa 1924. The rear garage was constructed circa 1924 to 1936 and fronts the rear alley. Both are recommended contributing resources to an expanded Ocean City Residential Historic District.

### Main Dwelling

This 2.5-story with raised basement, 2-bay, rectangular-plan, vinyl-shingled, wood-frame, American Foursquare dwelling was constructed circa 1924 according to historic maps and aerial photography. The dwelling's asphalt-shingled hipped roof has overhanging eaves, hipped dormers on the east (front), north (side), and west (rear) elevations. The dormers have overhanging eaves and paired replacement louvre windows. There is a concrete-coated chimney on the slope of the roof's south elevation. There is a 2-story bay window on south elevation that stretches from the first story to the second story. Windows are a mixture of 1/1 replacement vinyl sashes and 1/1 replacement vinyl sashes with faux muntins to give the appearance of 6/6 sashes. Windows and doors are surrounded with replacement lintels and trim. The first story features a full-width wood porch with a hipped roof with deeply overhanging eaves and large square Doric columns on top of stuccoed piers. The porch has wood railings with balusters. The porch shields a non-original 3-sided bay window in the left bay and a replacement partially glazed and paneled door in the right bay. A composite wood and vinyl staircase leads from the street level to the first-

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

655027297

Page 1

☐ (Primary Contact)

story porch. The first-story porch shields the street-level, off-center entryway to the full-height basement. The basement is accessed by a replacement paneled door with a fanlight between two replacement vinyl windows. A patio in front of the basement was created with a concrete slab enclosed by wood railings. The railings are interrupted by two centered posts with a crossbar, marking the street-level entrance to the patio area. The property features narrow front and side yards that are finished with some landscaping. The building has not been elevated or otherwise altered for flood protection.

630 Ocean Avenue was built circa 1924, based on historic maps, aerial photography and city directories (NETR 1920, 1933; Sanborn Map Company 1923, 1937; Boyd 1924). According to the 1924 Ocean City Directory, Gordon W. Cox, a clerk for the Pennsylvania Railroad, lived at 630 Ocean Avenue. Joseph W. Cox, a clerk for the post office, and his wife Mabel, also lived at 630 Ocean Avenue. This dwelling appears as a rectangular-plan, wood-frame dwelling with a full-width front porch and bay window on the south elevation on the Sanborn map of 1937. 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.

630 Ocean Avenue was built circa 1924 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 Ocean Avenue. The building retains its historic orientation as documented by a Sanborn map of 1937. Visible exterior fabric is mostly modern replacement materials, and the building retains its historic form and massing. It has sufficient integrity of design, setting, location, feeling and association, and is rated a contributing resource.

#### Garage

This 1-story, rectangular-plan, vinyl-sided, wood-frame garage at the rear of the property was constructed circa. The front-gabled roof is clad with asphalt shingles. A modern overhead garage door occupies the entire front (west) elevation and faces the rear alley. The garage rests on a concrete foundation. The building has not been elevated or otherwise altered for flood protection.

The garage at 630 Ocean Avenue was constructed circa 1924-36 based on the date of the main dwelling and the garage's presence on a Sanborn map of 1937 (Boyd 1924, Sanborn Map Company 1937).

The garage was built circa 1924-36 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 Ocean Avenue and faces the rear alley. The building retains its historic orientation, form and massing as documented by a Sanborn map of 1937. Visible exterior fabric is mostly modern replacement materials. It 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), as designated at that date; however, it is outside the boundaries of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which excludes the 600 block of Ocean Avenue and uses the alley west of 630 Ocean Avenue as one of its boundaries. This survey in 2018 recommends that the southwest end of the 600 block of Ocean Avenue between 630 and 636 Ocean Avenue be included within an expanded national/state district. The buildings at this corner date to the recommended updated period of significance of 1879 to 1956 and contribute to a streetscape that continues west on 7th Street and south on the 700 block of Ocean Avenue. The corner is contiguous to the district and include four contributing properties.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length 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:

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:**

655027297

Page 2

☐ (Primary Contact)

**Location Map:**

(See Continuation Sheet for Maps)

**Site Map:****BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None 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 American: Ocean City, New Jersey	1996	
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	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	
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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	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

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**Organization:** Hunter Research, Inc.**Property ID:****655027297**

Page 3

Survey: CAP GB 70 v9: 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 Expansion

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

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

---

Conversion Problem? ☐ ConversionNote: 154

*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:**

655027297

Page 4

☐ (Primary Contact)



## CONTINUATION SHEET

630 Ocean Avenue

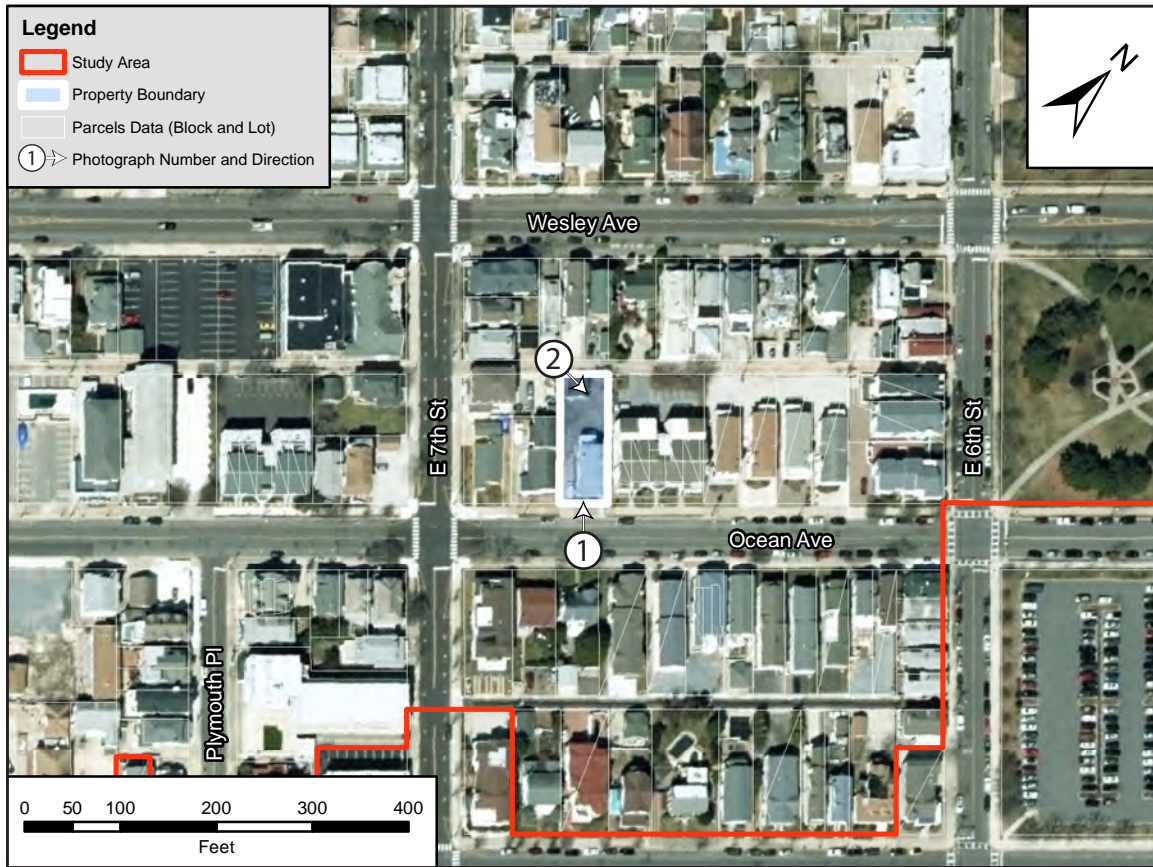


Photograph 2: Garage located at the rear of 630 Ocean Avenue. View looking northeast.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 602, Lot 24  
630 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1362487473

**Property Name:** 632-634 Ocean Ave.

**Ownership:** Private

**Address:** 632-634 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	27

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 602, Lot 27) contains a main dwelling at 632 Ocean Avenue (foreground, above photograph) and an attached rear dwelling/garage at 634 Ocean Avenue (background, above photograph). Both were constructed in 1952 according to tax records and are contributing to the Ocean City Residential Historic District.

#### 632 Ocean Avenue

This 1.5-story, 4-bay, L-plan, aluminum-clad, vernacular dwelling was constructed in 1952 according to tax records. The dwelling's asphalt-shingled front-gabled roof features a lower projecting gable in the left-hand bays of the façade. An enclosed porch with a shed roof on the south (side) elevation houses the main front-facing entry and features louvre windows on the front and side façades. A flagstone sidewalk and concrete staircase with metal railings leads to the main entry from a concrete driveway. Windows are replacement 1/1 vinyl sashes with 6/6 faux muntins and replacement casings. A wood 6/6 window remains in the front gable peak. The dwelling rests on a concrete foundation, and the foundation of the enclosed porch has a stone veneer. The dwelling has a small front yard with some landscaping. The building has not been elevated or altered for flood protection.

#### 634 Ocean Avenue

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1362487473

**Organization:** Hunter Research, Inc.

This 2-story, aluminum-sided vernacular dwelling/garage is attached to the rear elevation of 632 Ocean Avenue, faces south, and has a higher roofline than 632 Ocean Avenue. The dwelling/garage is accessible via a concrete driveway from Ocean Avenue and is slightly recessed from the south elevation of 632 Ocean Avenue. The dwelling/garage has an asphalt-shingled side-gabled roof with an interior concrete block chimney located just below the roof ridge on the northern portion of the roof. A partial-width wood porch dominates the second story of the dwelling. It has a shed roof that is supported by wood posts shielding a second-story entry that is covered with a modern storm door. The porch is enclosed with simple wood railings. The porch deck, which is supported by brackets, provides an overhang for the first-story garage. There are two modern overhead garage doors. Windows are a 1/1 replacement sash with a combination of 6/1 and 8/1 faux muntins. The dwelling has not been elevated or altered for flood protection.

632-634 Ocean Avenue was built in 1952 according to tax records. The dwellings appear together in a 1956 historic aerial photograph with the same orientation, form and massing (NETR 1956). The dwelling/garage appears as a 2-story building in 1956. They are vernacular mid-20th-century minimalist buildings with no particular style, representing a type of postwar residential construction that was common nationally but appears only in the Ocean City Residential Historic District where in-filling of undeveloped lots took place from the 1940s to the 1960s.

632-634 Ocean Avenue was built in 1952 during the Ocean City Residential Historic District's recommended updated period of significance of 1879 to 1956, as recommended as part of this survey effort. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting on Ocean Avenue. The buildings retain their historic orientation as documented by an aerial photograph of 1956. The dwellings have a historically appropriate fenestration pattern, although most windows have been replaced. Visible exterior fabric is modern but historically appropriate. 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), as designated at that date. It is located outside of and approximately 115 to 165 feet north of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which currently has a boundary that follows the south side of Seventh Street and the alley between Wesley Avenue and Ocean Avenue to this property's immediate west. This survey update of 2018 recommends that the national/state boundary be amended to include the northwest corner of Ocean Avenue and Seventh Street including the properties at 630, 634 and 636 Ocean Avenue, which date from the district's updated recommended period of significance of 1879 to 1956 and retain sufficient integrity and historical character to be contributing.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length 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:

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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1937		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1362487473**

**Organization:** Hunter Research, Inc.



(None Listed)	Polk's Ocean City Directory	1924
(None Listed)	Polk's Ocean City Directory	1928
(None Listed)	Boyd's Ocean City Directory	1921
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 American: Ocean City, New Jersey	1996
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Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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
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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	1892
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
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 v9: Non-contributing to H.D. (1/1/1990)

Notes: 632-634 Ocean Avenue was evaluated contributing in the 2018 survey because the dwelling was constructed during the updated period of significance and is in an area of boundary expansion.

**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

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1362487473**

Page 3

☐ (Primary Contact)

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

---

Conversion Problem? ☐ ConversionNote: 353

*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.

☐ (Primary Contact)

**Property ID:**

**1362487473**

Page 4

Ocean City Architectural Survey  
Block 602, Lot 27  
632-634 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-258389474**

**Property Name:** 635 Ocean Ave.  
**Address:** 635 Ocean 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	3

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 1.5-story, 3-bay, cross-gabled, L-plan, vernacular dwelling was constructed circa 1950. It has an asphalt-shingled roof that has a projecting cross gable in the left bay. A thin cornice lines the front-facing cross gable. There is an exterior brick chimney on the south elevation. The dwelling is clad in asbestos shingles, which are likely original. A replacement circular vinyl window is located in the peak of the gable. A 3-sided bay window with a metal roof, a central picture window, and two 1/1 vinyl replacement windows set in vinyl surrounds is located in the end of the cross gable. The main entry is centered under a projecting shed-roof overhang. The right bay contains a large picture window flanked by 1/1 vinyl replacement windows set in vinyl surrounds. A partial-width brick patio is enclosed with wrought-iron railings and balusters. Access is via a brick staircase leading to the entryway. The dwelling rests on a brick foundation. The dwelling has a large, grass front yard and small side yards with landscaping. It is set farther setback than other dwellings on the 600 block of Ocean Avenue. The building has not been elevated or otherwise altered for flood protection. There is a circa 1945 front-gabled garage at the rear of the property.

According to historic aerial photography and maps, 635 Ocean Avenue was constructed circa 1950. This date is confirmed by an aerial photograph from 1956 (NETR 1933, 1956). The dwelling was constructed on this lot following the demolition of the Brighton Hotel, which occupied the corner of Ocean Avenue and Seventh Street. The Second Empire-style hotel was constructed circa 1880 and was the first large-scale hotel in Ocean City (Miller 2003). The hotel was demolished circa 1935 (NETR 1933; Sanborn Map Company 1937).

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-258389474**

**Organization:** Hunter Research, Inc.



635 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. The building largely retains its historic orientation, form and massing. The window sashes have been replaced but the fenestration pattern is consistent with date of construction of circa 1950. The building has integrity of design and moderate integrity of materials and workmanship. This dwelling is a very common post-WWII property type, sometimes referred to as "minimal traditional," which mostly relies on form and scale for its historic character. It lacks individual architectural significance. In addition, it has no known associations with significant historical events or people.

**Setting:**

The property is located outside and approximately 210 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; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean Avenue. The west side of the 600 block of Ocean Avenue is dominated by post-1980 construction including properties at 600-602, 608, 610, 612, 614-616 and 620-624 Ocean Avenue, accounting for 6 of the 9 property lots on that side of the block. The east side of the 600 block is similarly composed with post-1980 construction at 609-611, 613, 615, 625-627, 629-631, 637-639 and 641-643 Ocean Avenue, accounting for 7 of 13 lots on that side of the block. The historic streetscape has been disrupted with close to half of the buildings from the recommended updated period of significance of 1879 to 1956 either demolished or replaced. The integrity of setting, feeling and association are greatly diminished. 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 district where the continuity of the district has been broken by new construction.

Ocean Avenue is 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.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-258389474**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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
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 v9: Non-contributing to H.D. (1/1/1990)

Notes: Recommend boundary revision to exclude 635 Ocean 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: 52

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.

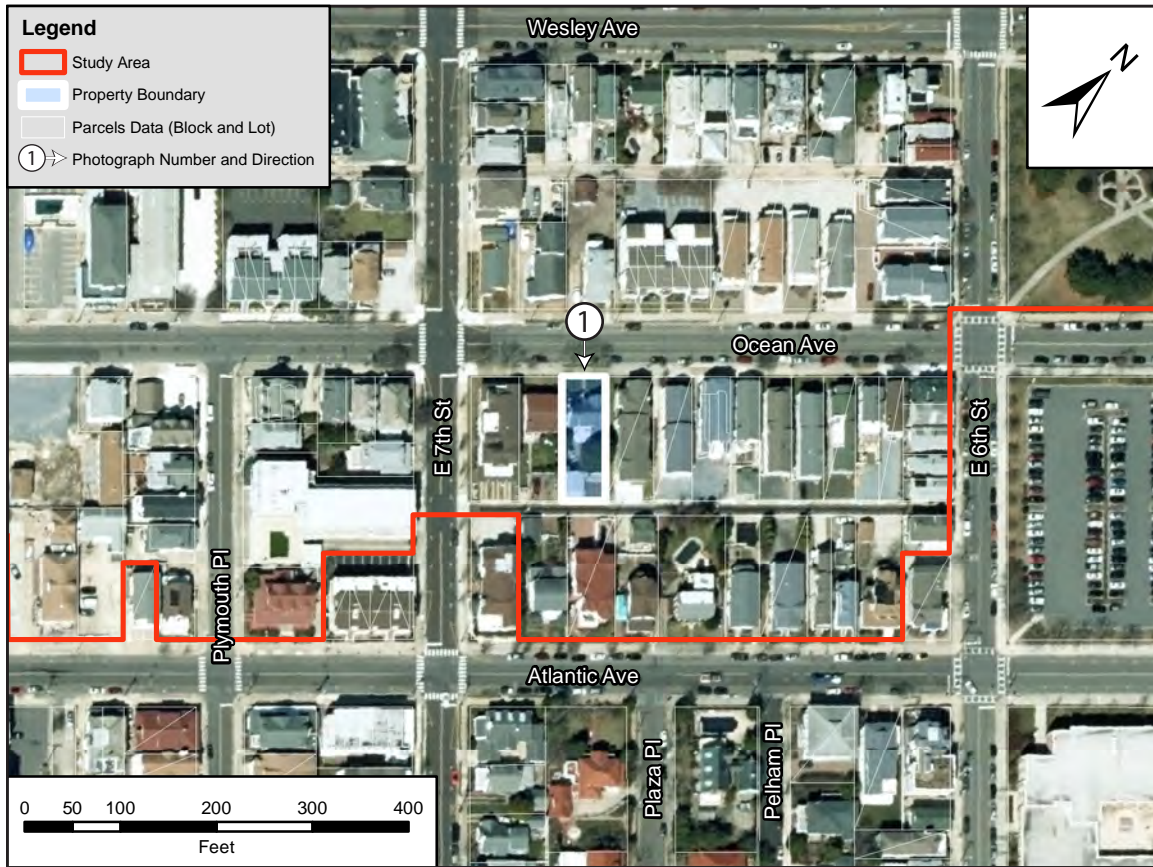
**Property ID:**

☐ (Primary Contact)

**-258389474**

Page 3

Ocean City Architectural Survey  
Block 601, Lot 3  
635 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1407117690

**Property Name:** 636 Ocean Ave.

**Ownership:** Private

**Address:** 636 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	28

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 1.5-story, 3-bay, side-hall, rectangular-plan, front-gabled, asbestos-shingled, vernacular ranch-style dwelling was constructed in 1954. The dwelling's roof is clad in asphalt shingles. There is an exterior concrete block chimney on the rear (west) elevation. The front façade features a 2-bay-wide, front-gabled, concrete-deck open porch. The porch roof has a beaded-board finish in the gable peak and is supported by decorative wrought-iron posts. The porch shields the main entry in the leftmost bay, which houses a paneled door with a fanlight. Adjacent to the main entry is a plate-glass picture window flanked by 1/1 sidelights. Other windows are 1/1 vinyl sash with vinyl lintels, casings, and sills. The dwelling rests on a concrete block foundation. A rear garage fronting Seventh Street is connected to the house by a hyphen, and has a modern overhead garage door on its front-gabled façade. The property features front and side yards that have landscaping around the foundation of the dwelling. A concrete driveway leads to the garage door off of Seventh Street. The building has not been elevated or altered for flood protection.

636 Ocean Avenue was built in 1954 according to tax records. The dwelling's orientation toward Ocean Avenue, rectangular plan and massing are documented in historic aerial photographs (NETR 1956). This lot and the adjacent lot at 632 Ocean Avenue had remained undeveloped until the mid-1950s. Vernacular ranch-style houses, noted for their single-story, low-pitch roof lines and attached garages, first appeared nationally in the 1920s and eventually became a dominant form of construction during the postwar building boom of the late 1940s to the 1970s. Buildings of this form are relatively uncommon in the Ocean City Residential Historic District because the district had

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1407117690

**Organization:** Hunter Research, Inc.



largely filled in by the 1930s, but a few lots remained undeveloped and reflect the housing types of the postwar decades.

636 Ocean Avenue was built in 1954 during the Ocean City Residential Historic District's recommended updated period of significance of 1879 to 1956, as recommended as part of this survey effort. It is located on a rectangular lot within the street grid less than two blocks south of the camp meeting on Ocean 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 currently located inside the boundaries of the local Ocean City Historic District (1/28/1993) and approximately 60 feet north and outside 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. This survey update of 2018 recommends that the national/state boundary be amended to include the northwest corner of Ocean Avenue and Seventh Street including the properties at 630, 634 and 636 Ocean Avenue, which date from the district's recommended updated period of significance of 1879 to 1956 and retain sufficient integrity and historical character to be contributing.

Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The dwellings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length 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:**

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1407117690**

**Organization:** Hunter Research, Inc.

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
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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
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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 New Jersey Coast, New Jersey	1937
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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: 636 Ocean Avenue was evaluated contributing in the 2018 survey because the dwelling was constructed during the updated period of significance and is in an area of boundary expansion.

**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: 305

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.

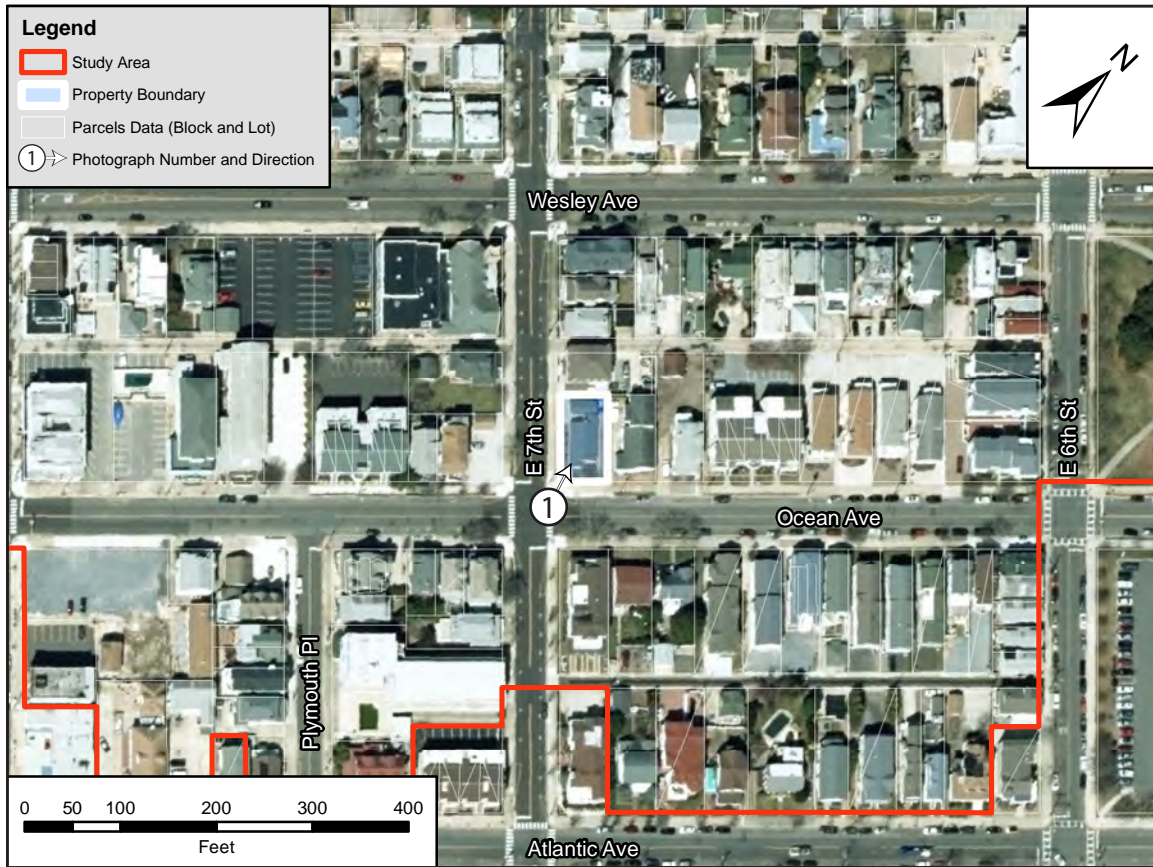
**Property ID:**

**1407117690**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 602, Lot 28  
 636 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 315853826

**Property Name:** 637-639 Ocean Ave.

**Ownership:** Private

**Address:** 637-639 Ocean AVE

**Apartment #:**

**ZIP:** 08226

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	2

**Property Photo:**



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

This 2-story with raised basement, 3-bay, rectangular-plan, post-modern dwelling was constructed in 2017. It has an asphalt-shingled gambrel roof with two shed window dormers and a projecting front gable that extends over a second-floor balcony. A brick interior chimney is located in the roof ridge of the north (side) elevation of the dwelling. The rest of the building is sided with vinyl. The balcony is accessed by sliding glass doors and enclosed with a wood railing with decorative "Chippendale" X-pattern panels. Similar railings enclose the first-story porch and steps. A sliding glass door with faux muntins is located under the portico. A raised, hipped roof serves as the enclosure for the second story porch and the overhang for the first story porch. It is supported by paneled, square Doric columns over brick piers. Windows are 1/1 vinyl sashes with faux muntins with those windows at the first story paired and surmounted by single-light transoms. The first story porch is also enclosed with wood railings and vinyl, patterned balusters. The first story porch shields a glazed and paneled door with sidelights and a transom with faux muntins in the entryway. Access is via a composite wood-decked and vinyl-railed double-sided staircase with a quarter turn landing leading to the main entry. The dwelling rests on a concrete foundation with a brick veneer. The dwelling 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, 637-639 Ocean Avenue was constructed in 2017. This date is confirmed by modern aerial photography (Google Maps 2018). The current dwelling replaced a circa 1945, 2-story, side-gabled, Colonial Revival-style dwelling (NETR 1956; Ocean City

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

315853826

**Organization:** Hunter Research, Inc.



Division of Planning & Development 1993).

637-639 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was constructed in 2017 and is less than 50 years of age at the time of this survey.

**Setting:**

The property is located outside and approximately 210 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; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean Avenue. The west side of the 600 block of Ocean Avenue is dominated by post-1980 construction including properties at 600-602, 608, 610, 612, 614-616 and 620-624 Ocean Avenue, accounting for 6 of the 9 property lots on that side of the block. The east side of the 600 block is similarly composed with post-1980 construction at 609-611, 613, 615, 625-627, 629-631, 637-639 and 641-643 Ocean Avenue, accounting for 7 of 13 lots on that side of the block. The historic streetscape has been disrupted with close to half of the buildings from the recommended updated period of significance of 1879 to 1956 either demolished or replaced. The integrity of setting, feeling and association are greatly diminished. 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 district where the continuity of the district has been broken by new construction.

Ocean Avenue is 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.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	West Jersey History Project	2013		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Polk's Ocean City Directory	1928		
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 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.

**Property ID:**

☐ (Primary Contact)

**315853826**

Page 2

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
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
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: 639 Ocean Avenue was changed to 637-639 Ocean Avenue based on fieldwork verification.

Recommend boundary revision to exclude 637-639 Ocean 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: 260

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:**

**315853826**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 601, Lot 2  
 637-639 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 788241310

**Property Name:** 641-643 Ocean Ave.

**Ownership:** Private

**Address:** 641-643 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story with raised basement, post-modern dwelling was constructed in 2004. It has irregular massing with a 2-bay gable front and 1-bay pyramidal corner tower facing west and fronting Ocean Avenue and a large 3-story, 5-bay rectangular block to the rear facing south onto Seventh Street. There is a single-story attached garage attached to the rear adjacent to the alley. The building has multiple porches and decks with a vinyl-railed roof-top patio facing the south (side) elevation. The building is sided with a mixture of vinyl clapboards and shingles. Windows are variety of patterns and sizes including tripled, paired and single, square and rectangular, usually with 1/1 vinyl sashes with faux muntins set in vinyl surrounds. The first story porch of the front (west-facing) elevation is sheltered by a hipped roof and wraps around to the south elevation. It extends slightly around the corner tower and is supported by round Doric columns over brick piers. The dwelling 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, 641-643 Ocean Avenue was constructed in 2004. This date is confirmed by aerial photography in 2006 (NETR 2006). The current dwelling replaced a circa 1945, 2-story, front-gabled dwelling with a full-width front porch (NETR 1956; Ocean City Division of Planning & Development 1993).

641-643 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

788241310

**Organization:** Hunter Research, Inc.



constructed in 2004 and is less than 50 years of age at the time of this survey.

**Setting:**

The property is located outside and adjacent to the northeastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the south side of Seventh Street; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 600 block of Ocean Avenue. The west side of the 600 block of Ocean Avenue is dominated by post-1980 construction including properties at 600-602, 608, 610, 612, 614-616 and 620-624 Ocean Avenue, accounting for 6 of the 9 property lots on that side of the block. The east side of the 600 block is similarly composed with post-1980 construction at 609-611, 613, 615, 625-627, 629-631, 637-639 and 641-643 Ocean Avenue, accounting for 7 of 13 lots on that side of the block. The historic streetscape has been disrupted with close to half of the buildings from the recommended updated period of significance of 1879 to 1956 either demolished or replaced. The integrity of setting, feeling and association are greatly diminished. 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 district where the continuity of the district has been broken by new construction.

Ocean Avenue is 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.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**788241310**

**Organization:** Hunter Research, Inc.

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
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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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 New Jersey Coast, New Jersey	1937
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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v9: Non-contributing to H.D. (1/1/1990)

Notes: 643 Ocean Avenue was changed to 641-643 Ocean Avenue based on fieldwork verification.

Recommend boundary revision to exclude 641-643 Ocean Avenue.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 211

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:**

788241310

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 601, Lot 1  
 641-643 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 482147943

**Property Name:** 701 Ocean Ave. (7th and O'Rourke)  
**Address:** 701 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	703	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story with raised basement, 3-bay, rectangular-plan, vinyl-shingled, vernacular dwelling with Queen Anne-style influences was constructed circa 1915. The building is located at the southeast corner of Ocean Avenue and Seventh Street with the front facing Ocean Avenue. Its shallow hipped roof is clad with asphalt roof shingles and has overhanging eaves with a vinyl-covered cornice that continues around all four elevations. There is an interior brick chimney in the slope of the roof on the rear (east) elevation. An asphalt-shingled pent eave separates the third and second stories. At the second and third stories, there are two slightly projecting 2-story rectangular bay windows on the front and north (side) and front elevations. The front rectangular bay window features two stained-glass Palladian windows with a floral pattern. The first story has a wraparound porch with a hipped roof that is supported by vinyl-clad, paired or tripled, square Doric columns. The porch's replacement composite wood deck is enclosed by replacement vinyl picket railings. The porch rests on rusticated concrete block pillars. A staircase with a quarter turn on the front elevation leads to the first story entry. There is a 1-story, 3-sided bay window on the first story of the north (side) elevation. Windows are 1/1 replacement vinyl sashes of varying heights and widths with replacement lintels, casings, and sills, though some windows contain a single replacement pane over stained glass panels. The dwelling rests on a full-height rusticated concrete block foundation that has windows and doors with wood lintels and surrounds. The house has narrow front and side yards that are finished with landscaping around the foundation. 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.

**Property ID:**

☐ (Primary Contact)

482147943

Page 1



701 Ocean Avenue, known in 2018 as "7th and O'Rourke" and formerly known as "The Castle By the Sea Bed and Breakfast," was built circa 1915 according to Sanborn fire insurance maps and historic aerial photography (Sanborn Map Company 1909, 1937; NETR 1920; Bzdak 2001). The dwelling was constructed as a rectangular-plan, wood-frame building with a concrete block foundation, wraparound porch and attached 1-story garage. Historic maps indicate that the dwelling housed apartments (Sanborn Map Company 1937). The 1921 Ocean City Directory indicates that Walter S. Sack, his wife Lola, and Morton C. Stout lived at 701 Ocean Avenue (Boyd 1921). Walter Sack was a grocer who had a store at the corner of 56th Street and Central Avenue. Lola Sack and Morton Stout did not list occupations. According to a previous survey, the dwelling had Victorian trim on the wraparound porch and brackets on the second story, which have since been removed (Bzdak 2001). 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.

701 Ocean Avenue 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 south of the camp meeting. The building retains its historic orientation, form and massing as documented by historic aerial photography of 1920 and a Sanborn map of 1937. It also retains a historically appropriate fenestration pattern, although the window sashes have, in most cases, been replaced. Visible exterior fabric is mostly 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. Ocean Avenue is one of the district's principal avenues, and Seventh Street is an east-to-west cross street in Ocean City. Both streets have wide, two-lane asphalt streets with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The buildings along the streets 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. Ocean Avenue spans the length 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

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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
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	1988	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**482147943**

**Organization:** Hunter Research, Inc.

	Jersey	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
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
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Ocean City Div. of Planning & Development	Historic District Survey Forms	1991
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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 v9: 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: 14

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.

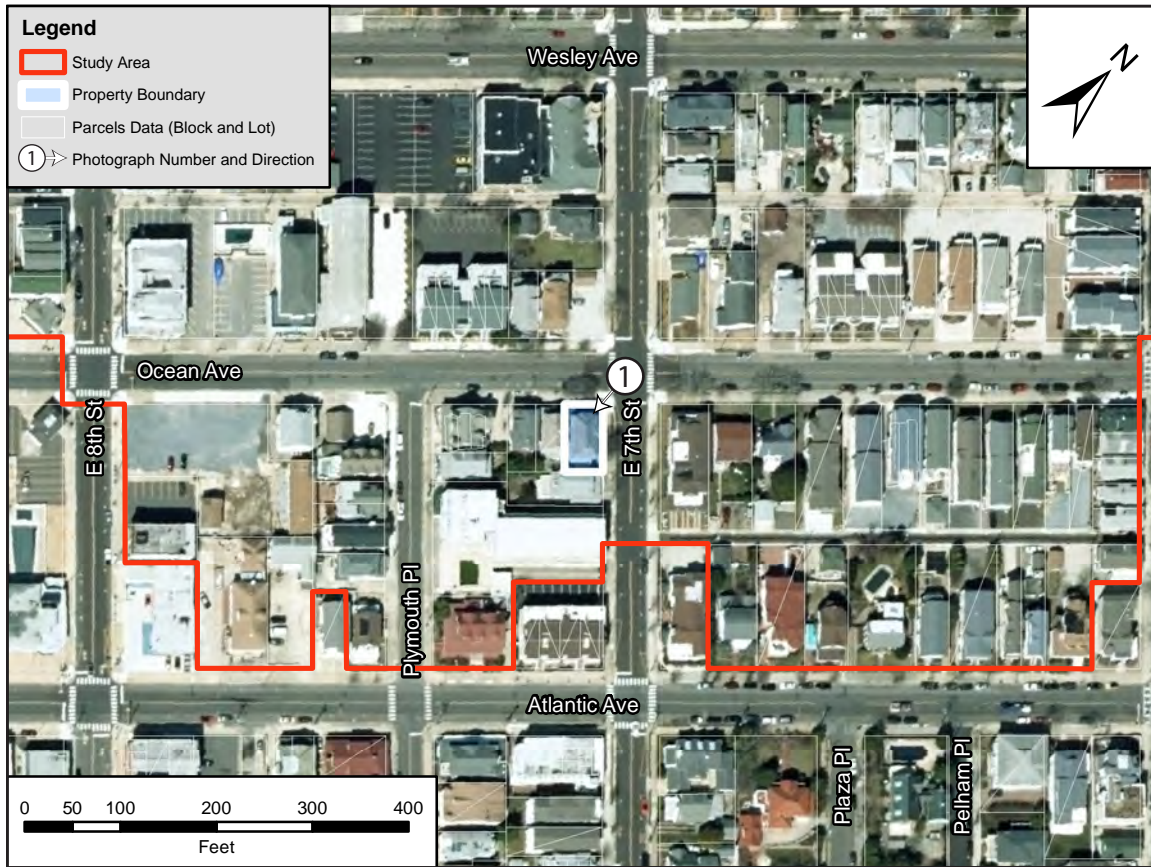
**Property ID:**

☐ (Primary Contact)

**482147943**

Page 3

Ocean City Architectural Survey  
 Block 703, Lot 1  
 701 Ocean Ave. (7th and O'Rourke)  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-432330208**

**Property Name:** 703 Ocean Ave.

**Ownership:** Private

**Address:** 703 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	703	2

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 2-bay, American Foursquare dwelling was constructed circa 1915. Its overhanging hipped roof features low-pitched gabled dormers on the front (west) and rear (east) elevations, and a steeper pitched gabled dormer on the north (side) elevation. The roof is clad with diamond pattern asbestos cement shingles. A gabled dormer is located on the north (side) elevation. The front elevation dormer is sided with replacement vinyl shingles and has paired replacement windows. The remainder of the building is sided with replacement vinyl siding. The first story features a full-width wood porch with an overhanging, asphalt shingle-clad hipped roof that is supported by round Doric columns on brick piers. The porch is enclosed by wood railings with turned balusters. The porch shields the main entry in the rightmost bay, which is covered by a modern, partially glazed storm door. A wood staircase with a quarter turn and landing on the first story leads to the main entry on the porch. Windows are 1/1 replacement sashes with vinyl-covered lintels, casings and sills. The dwelling rests on a full-height brick basement that has a window and door at the street level. The house has a narrow front yard that has been completely landscaped, and the area in front of the basement has been enclosed with a wooden fence. The building has not been elevated or otherwise altered for flood protection.

703 Ocean Avenue was built circa 1915 according to Sanborn maps and historic aerial photography (Sanborn 1909, 1937; NETR 1920). The dwelling was constructed as a rectangular-plan, wood-frame building with a brick foundation and full-width porch. According to the 1922 Ocean City Directory, Gilbert G. Corson, a clerk, and his wife Cora lived at 703 Ocean Avenue (Boyd 1922). The dwelling is an example of

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-432330208**

**Organization:** Hunter Research, Inc.



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.

703 Ocean Avenue 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 south of the camp meeting on Ocean Avenue. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937 and a historic aerial photograph from 1920. 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 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. Ocean Avenue is one of the district's principal avenues, and Seventh Street is an east-to-west cross street in Ocean City. Both streets have wide, two-lane asphalt streets with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The buildings along the streets 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. Ocean Avenue spans the length 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

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	
McLaughlin, Mark	Ocean City, NJ	1999	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-432330208**

**Organization:** Hunter Research, Inc.

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	Ocean City: America's Greatest Family Resort	2003
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	1923
Sanborn Map Company	Insurance Maps of New Jersey Coast, New Jersey	1937
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: UNK

Survey: CAP GB 70 v9: 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: 368

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.

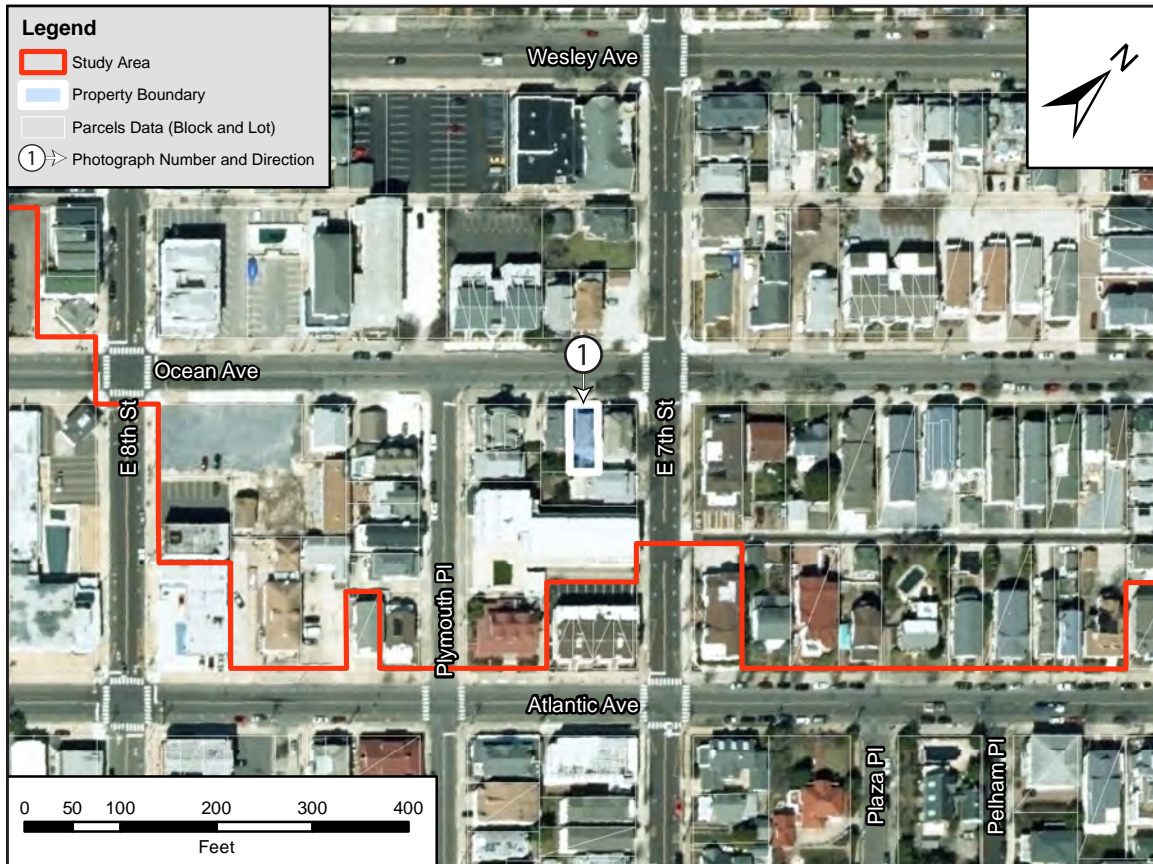
**Property ID:**

**-432330208**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 703, Lot 2  
703 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1639821795

**Property Name:** 704 Ocean Ave.  
**Address:** 704 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	11

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 705/Lot 11) contains a contributing main dwelling (pictured above) built circa 1915 and a contributing garage built between 1920 and 1937.

### Main Dwelling

This 2.5-story with raised basement, 3-bay, rectangular-plan, wood-frame vernacular dwelling with Craftsman-style influences was constructed circa 1915. Its overhanging, asphalt-shingled, jerkinhead roof features pent eaves on the front (east) and rear (west) elevations. There is also a hipped dormer on the south (side) elevation. An exterior concrete-coated chimney is located on the south elevation. The building is sided with replacement metal siding on the second story and asbestos shingles on the first story and full-height basement. A 2-story, 3-sided wide bay window is located on the north (side) elevation and a 1-story bay window is located on the south (side) elevation. A second story clipped corner window is located at the southeast corner. Windows are 1/1 and 6/1 replacements with replacement lintels, casings, and sills. The first story has a full-width wood porch with an overhanging, asphalt shingle-clad hipped roof that is supported by tapered square columns with molded capitals and bases on asbestos shingle-clad piers. The porch is enclosed with simple wood picket railings. The porch shields the center-hall main entry, which is a glazed door covered by a modern storm door. A wooden staircase with a quarter turn leads from the yard to the main entry on the porch. The dwelling rests on a full-height basement with a brick foundation. A

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1639821795

Page 1

☐ (Primary Contact)



basement door and windows are located under the porch at the street level. The front yard of the house is paved, and the open area to the north of the dwelling is covered with gravel. The building has not been elevated or otherwise altered for flood protection.

704 Ocean Avenue was built circa 1915 according to Sanborn maps and historic aerial photography (Sanborn 1909, 1937; NETR 1920). The dwelling was constructed as a rectangular-plan, wood-frame building with a full-width porch. The neighboring lot on the corner of Ocean Avenue and Seventh Street, which currently houses a garage (see below) is part of the property and has never been developed, representing a remnant from the late 19th and early 20th century when there were properties that retained side yards. According to the 1922 Ocean City Directory, J.W. Meckert lived at 704 Ocean Avenue (Boyd 1922). Meckert did not list an occupation. The dwelling draws on elements of the Craftsman style, which reached peak popularity during the first three decades of the 20th century. 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.

704 Ocean Avenue 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 south 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.

#### Garage

A contributing 1-story, wood-frame garage is located at the rear of the side lot fronting on Seventh Street. The garage has the same jerkinhead roof with pent eaves as the main dwelling, and is also clad with asphalt roof shingles and asbestos shingle siding. It has a wood garage door consisting of two paneled doors with 6-pane glazes on the front (north) elevation. There are paired 9-pane wood windows with wood lintels, casings, and sills on the east (side) elevation.

The 1-story, wood-frame, rectangular auto garage was constructed between 1920 and 1937 in a similar design to the main dwelling (NETR 1920; Sanborn Map Company 1937).

The garage was constructed during the Ocean City Residential Historic District's period of significance and retains its historic orientation, form and massing. Its visible exterior fabric is largely appropriate to the period. The building retains integrity of design, materials, workmanship, setting, location, feeling and association, and is also 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. Ocean Avenue is one of the district's principal avenues, and Seventh Street is an east-to-west cross streets in Ocean City. Both streets have wide, two-lane asphalt streets with concrete curbs, grass verges with sporadic, 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between Fifth and Sixth Streets.

<b>Registration and Status Dates:</b>	<b>National Historic Landmark?:</b> <input type="checkbox"/>	
	<b>National Register:</b> 3/20/2003	<b>SHPO Opinion:</b>
	<b>New Jersey Register:</b> 1/15/2003	<b>Local Designation:</b> 1/28/1993
	<b>Determination of Eligibility:</b>	<b>Other Designation:</b>
	<b>Certification of Eligibility:</b>	<b>Other Designation Date:</b>
<input type="checkbox"/> <b>Eligibility Worksheet included in present survey?</b>	<input type="checkbox"/> <b>Is this Property an identifiable farm or former farm?</b>	

#### Location Map:

(See Continuation Sheet for Maps)

#### Site Map:

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	West Jersey History Project	2013		

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**1639821795**

Page 2

(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	Polk's Ocean City Directory	1924
(None Listed)	Polk's Ocean City Directory	1928
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Boyd's Ocean City Directory	1922
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Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: UNK

Survey: CAP GB 70 v9: 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

**Organization:** Hunter Research, Inc.

**Property ID:**

**1639821795**

Page 3

☐ (Primary Contact)

Historic District ? ☒

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: 322

*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.

☐ (Primary Contact)

**Property ID:**

**1639821795**

Page 4

## CONTINUATION SHEET

704 Ocean Avenue



Photograph 2: Oblique views of the main dwelling and garage located at 704 Ocean Avenue. View looking southwest.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



Ocean City Architectural Survey  
Block 705, Lot 11  
704 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-485626930**

**Property Name:** 705 Ocean Ave.  
**Address:** 705 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	703	3

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 2-bay, vinyl-sided, wood-frame, American Foursquare dwelling was constructed circa 1905. Its overhanging, asphalt-shingled hipped roof features hipped dormers on the front (west) and rear (east) elevations, and a shed dormer on the south (side) elevation. The hipped dormer on the front elevation has a strip of three small replacement 1/1 sash windows under its overhanging roof. The second story has a rectangular projecting bay window in the middle bay that has paired single-pane fixed-sash windows. On the north (side) elevation there is a rectangular bay window at the second story and on the south (side) elevation there is a rectangular 2-bay bay window at the second story and a three-sided bay window at the first story. The first-story façade has a full-width wood-deck porch with an overhanging, asphalt shingle-clad hipped roof that is supported by round Doric wood columns. The porch is enclosed with simple replacement vinyl railings. A non-original vinyl siding-clad wall/screen with a stained glass window fills the porch's left-hand bay (facing north). The porch shields the side-hall main entry, which is a partially glazed door covered by a modern storm door. The entry has patterned multi-paned transom and sidelights, which appear to be original. A 1-story, 3-sided bay window is also located under the porch. Windows throughout are 1/1 replacement vinyl sashes, some with faux 6/1 muntins, with vinyl-covered lintels, casings and sills. The dwelling rests on a full-height basement with a rusticated concrete block foundation. A basement entry and window are located beneath the porch deck at street level. The front yard of the house is narrow and completely landscaped. 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.

**Property ID:**

**-485626930**

Page 1

☐ (Primary Contact)

705 Ocean Avenue was built circa 1905 based on Sanborn maps and style (Sanborn Map Company 1890, 1909). The dwelling was constructed as a rectangular-plan, wood-frame building with full-width porch. According to the 1922 Ocean City Directory, Eva H. and Phillip Lee lived at 705 Ocean Avenue (Boyd 1922). In 1937, the dwelling was labeled as housing apartments (Sanborn Map Company 1937). A postcard from the early 20th century indicates that this wood-shingled building, which operated as a guest house, was known as "The Berkshire" (West Jersey History Project). 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.

705 Ocean 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 south of the camp meeting on Ocean Avenue. 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 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 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. Ocean Avenue is one of the district's principal avenues. The street has wide, two-lane asphalt streets with concrete curbs, grass verges with sporadic, mature street trees and concrete 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. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Ocean Avenue spans the length 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

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	West Jersey History Project	2013		
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 American: Ocean City, New Jersey	1996		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-485626930**

**Organization:** Hunter Research, Inc.

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	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
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	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	1923
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, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v9: 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: 228

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:**

☐ (Primary Contact)

**-485626930**

Page 3



## CONTINUATION SHEET

705 Ocean Avenue

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Photograph 2: View of the south (side) elevation of 705 Ocean Avenue, looking northeast.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

## CONTINUATION SHEET

705 Ocean Avenue

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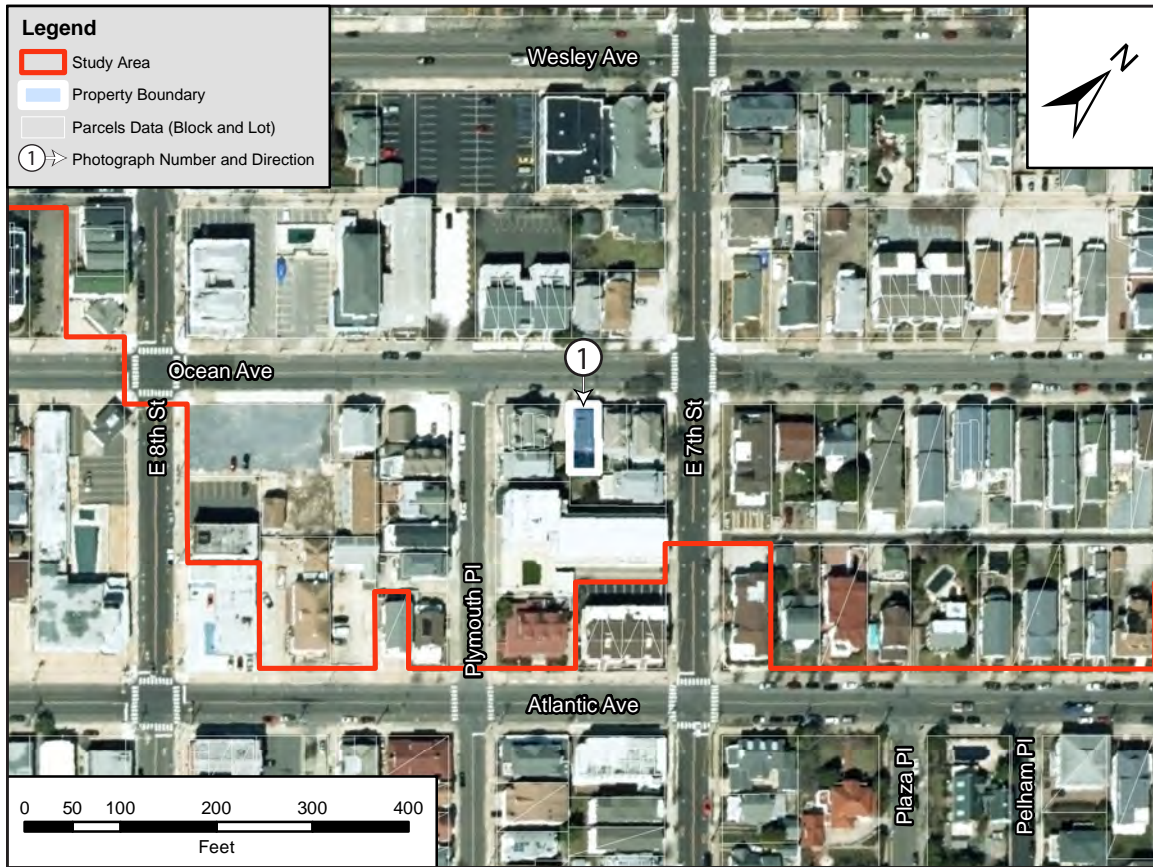
Photograph 3: 20th century postcard of "The Berkshire" at 705 Ocean Avenue. Source: West Jersey History Project, Cape May County Postcards.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
 Block 703, Lot 3  
 705 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1103293730**

**Property Name:** 708 Ocean Ave.

**Ownership:** Private

**Address:** 708 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 2-bay, wood-frame dwelling was constructed circa 1915. Its overhanging, asphalt-shingled, front-gabled roof with a pent eave features a squared Palladian window in the front gable peak and a shed dormer on the north (side) elevation. The second story is covered with replacement vinyl shingles, and the first story and part of the full-height basement are covered with replacement vinyl siding. The second story has a rectangular projecting bay window in the middle bay with paired single-pane fixed windows with faux diamond-pattern muntins. There is a projecting rectangular bay window at the second story of the north (side) elevation and a 1-story, 3-sided bay window at the first story. There is a 1-story braced rectangular bay window with a hipped roof at the first story of the south (side) elevation. Windows are 1/1 replacement vinyl sashes with 6/1 and 9/1 faux muntins that are surrounded by vinyl-covered lintels, casings, and sills. The first story features a full-width porch with an overhanging, asphalt shingle-clad hipped roof that is supported by tripled square Doric columns in the front corners. The columns rest on large, vinyl siding-clad piers. The porch is enclosed with simple vinyl picket-panel railings and has a composite wood deck. The porch shields the side-hall main entry, which is a paneled door with four lights surrounded by vinyl-covered pediment and pilasters. A vinyl-railed and composite wood-deck staircase with a quarter turn leads to the porch. The dwelling rests on a full-height basement with a brick foundation that is partially covered with vinyl siding. Basement windows and a door are located at street level beneath the porch. The front yard of the house is narrow, has some landscaping, and is enclosed with a vinyl picket fence. The building has not been elevated or altered for flood protection.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1103293730**

**Organization:** Hunter Research, Inc.



708 Ocean Avenue was built circa 1915 according to Sanborn maps and historic aerial photography (Sanborn 1909, 1937; NETR 1920). The dwelling was constructed as a rectangular-plan, wood-frame building with full-width porch. According to the 1922 Ocean City Directory, Anna Gilmour, John McCallion, and his wife Alice lived at 708 Ocean Avenue. Anna Gilmour and Alice McCallion did not list occupations, but John McCallion worked as a manager at the Union Transfer Company (Boyd 1922). 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.

708 Ocean Avenue 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 south 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 fire insurance map of 1937. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is entirely 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 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. Ocean Avenue is one of the district's principal avenues. The street has wide, two-lane asphalt streets with concrete curbs, grass verges with sporadic, 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. Ocean Avenue spans the length 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

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1103293730**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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
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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	Ocean City	1923
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 v9: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 129

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:**

**-1103293730**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 705, Lot 12  
708 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-428022358**

**Property Name:** 710-712 Ocean Ave.

**Ownership:** Private

**Address:** 710-712 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	13

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 7-bay, condominium was constructed in 1981. Exterior materials include asphalt roof shingles and vinyl siding. Sets of paired clerestory sliding windows are located in the slipped gable portion of the roof. The dominant features of the façade are four, 2-story, 2-bay balconies with wood picket railings and modern sliding glass doors. The balconies are in every other bay, separated by two, 2-story open entries and a glass atrium and circular balcony in the center bay. The building has not been elevated or altered for flood protection.

710-712 Ocean Avenue was built in 1981, according to tax records. Historic aerial photographs confirm this date of construction (NETR 1970, 1987). Prior to 1981, the property contained a large wood-frame dwelling known as "White Hall Boarding," and a small wood-frame dwelling with a wraparound porch (Sanborn Map Company 1937). These buildings were demolished to make way for the current multi-unit building. The building is in a modernist style that does not draw on elements of the neighborhood's earlier architecture.

710-712 Ocean Avenue was built in 1981 after the Ocean City Residential Historic District's period of significance and is rated a non-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

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-428022358**

**Organization:** Hunter Research, Inc.



Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), as designated at those dates. Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length 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

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-428022358**

**Organization:** Hunter Research, Inc.

Rush, Mary Townsend	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
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 v9: Non-contributing to H.D. (1/1/1990)

Notes: 710 Ocean Avenue was changed to 710-712 Ocean Avenue 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:** Non Contributing

**Associated Archeological Site/Deposits?** ☐

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

---

Conversion Problem? ☐ ConversionNote: 17

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.

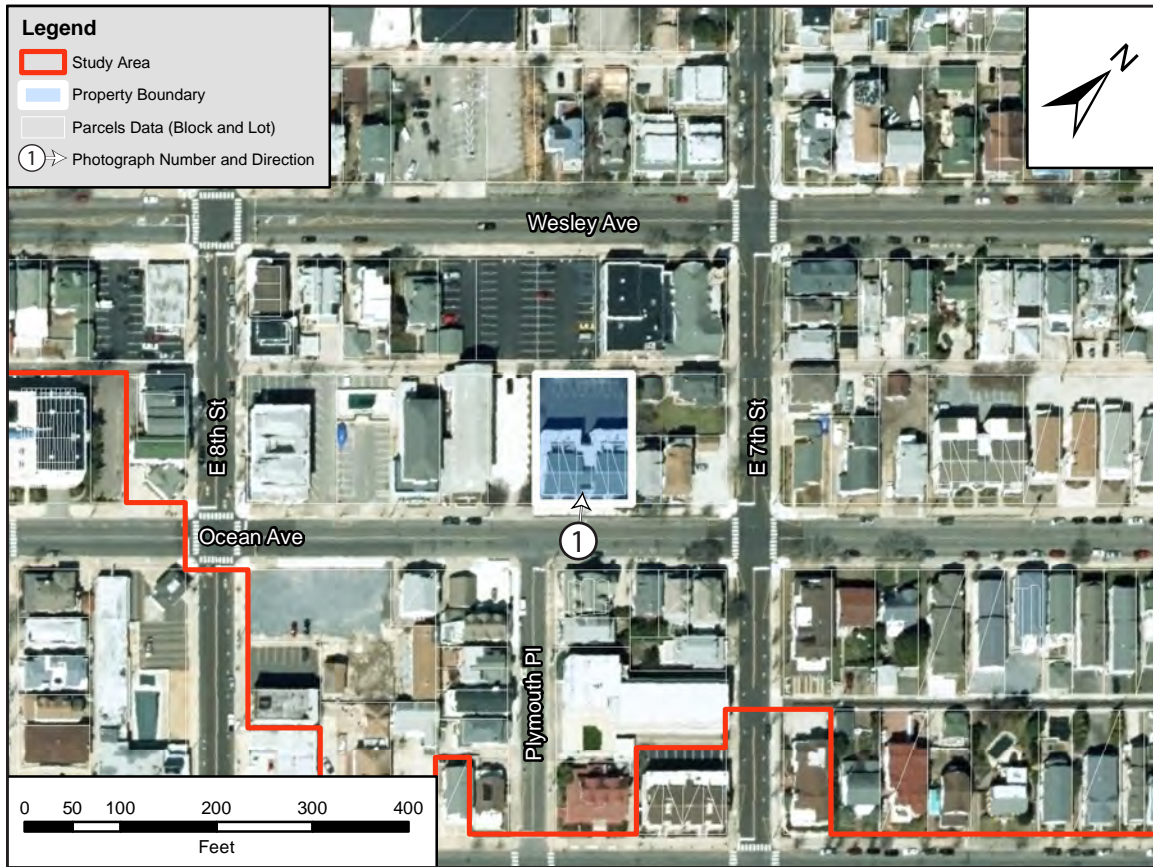
**Property ID:**

**-428022358**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 705, Lot 13  
 710-712 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1640563118

**Property Name:** 718 Ocean Ave.  
**Address:** 718 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	14

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

An early 20th century dwelling at 718 Ocean Avenue was demolished circa 1994 according to aerial photography (NETR 1991, 1995). The property now serves as a gravel-surfaced parking lot for the neighboring Scarborough Inn (left) at 720 Ocean Avenue. The lot previously contained a circa 1900 building that housed apartments.

### 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. Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete sidewalks. The buildings are short distances from the street and typically have small front yards with landscaping and grass, some 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. Ocean Avenue spans the length of the historic district, with the Ocean City Tabernacle and War Memorial Park located in between Fifth and Sixth Streets.

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1640563118

Page 1

☐ (Primary Contact)



**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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
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 American: Ocean City, New Jersey	1996	
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	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	1892	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	
Sanborn Map Company	Insurance Maps of New Jersey Coast, New Jersey	1937	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1640563118**

Page 2

☐ (Primary Contact)

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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v9: Key-contributing to H.D. (1/1/1990)

Notes:

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

---

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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:** 410*Date form completed:* 5/31/2018

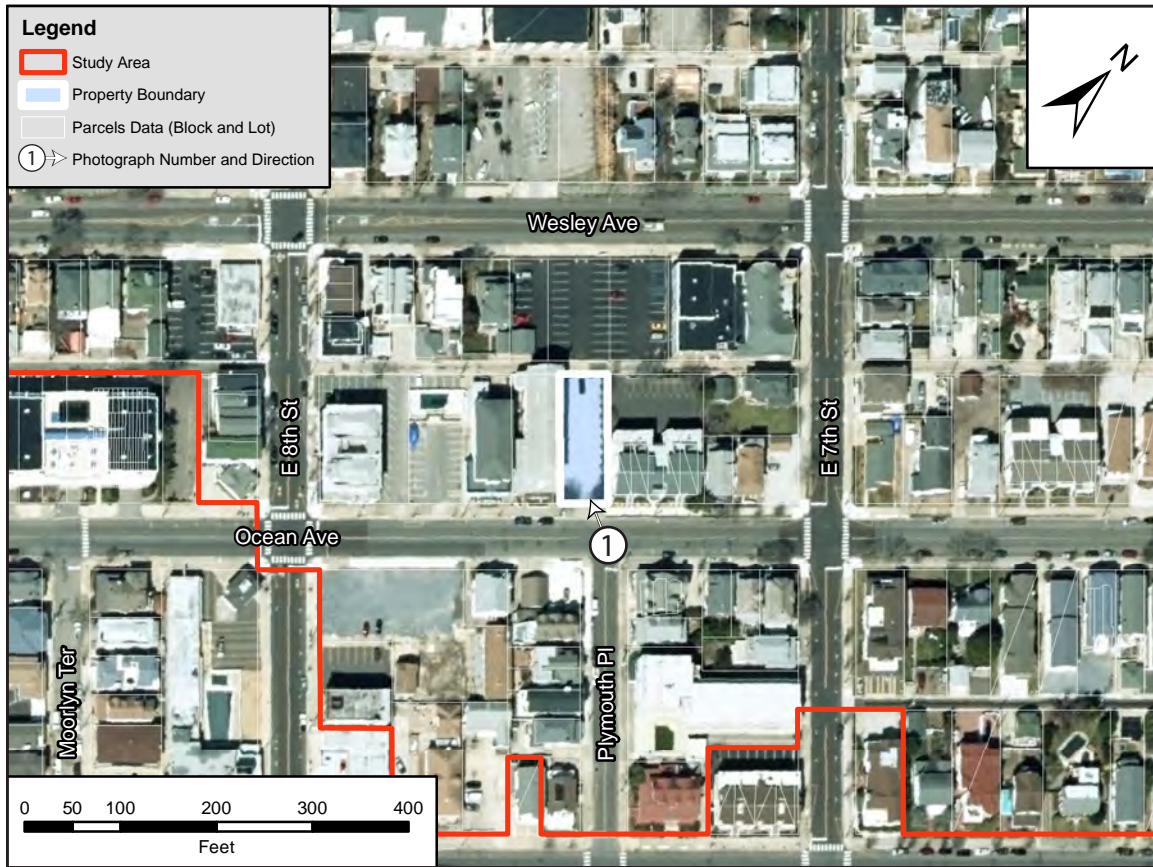
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey**Surveyor:** Eryn Boyce and Rachel Craft**Organization:** Hunter Research, Inc.**Property ID:****1640563118**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 705, Lot 14  
718 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1192427714**

**Property Name:** 720 Ocean Ave. (The Scarborough Inn)

**Ownership:** Private

**Address:** 720 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story with raised basement, 3-bay, rectangular-plan, Queen Anne-style hotel, known as the Scarborough Inn, was constructed in 1895. The building is 13 bays deep and extends the entire depth of the lot between Ocean Avenue and the alley. Its shallow-pitched, overhanging hipped roof is clad in replacement asphalt shingles. The cornice has wood dentils. There is an exterior concrete-coated chimney on the north (side) elevation. The plane of the building's large rectangular block is broken by two, 2-story bay windows on the front. On the side elevations, near the rear of the building, are four, 2-story, closely-spaced, triangular bay windows, which create a zig-zag plan. The windows are clad in patterned wood shingles painted pink, contrasting with the cream-colored clapboard covering the remainder of the building. The middle bay of the second story features a small, single-bay wood balcony extending over the porch roof. The first story is dominated by its wraparound, hipped-roof wood porch that has a dentiled cornice, round Doric columns on brick piers, and wood railings with turned spindles. The porch shields the main front entry, which contains glazed and paneled paired wood doors. There are paired windows on either side of the entryway. Windows are 1/1 replacement sash with wood lintels, casings, and sills. A double-sided wood staircase with a metal railing and two quarter turns leads from the sidewalk to the porch. The building has not been elevated or otherwise altered for flood protection.

720 Ocean Avenue was built in 1895. The building, called Hotel Scarborough by 1909, was constructed as a rectangular-plan, wood-frame structure with a wraparound porch and small 2-story rear wing. The 1921 Ocean City Directory lists Mrs. Annie Reithmer as a housekeeper

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1192427714**

**Organization:** Hunter Research, Inc.



at 720 Ocean Avenue (Boyd 1921). The building was expanded to the west (rear) to occupy the rest of the lot between 1920 and 1930 (NETR 1920, 1931, 1933). The building was known as Hotel Scarborough until the mid-1990s when its name was changed to the Scarborough Inn Bed & Breakfast. According to the inn's website, it originally had 65 bedrooms with shared bathrooms. The Hotel Scarborough was one of the numerous hotels constructed in Ocean City during the late-19th and early-20th centuries, the majority of which were located between Fourth Street and Eleventh Streets (Sanborn Map Company 1909, 1937; Boyd 1921, NETR 1920, 1931, 1933; Miller 2014; Scarborough Inn Bed & Breakfast 2018).

720 Ocean Avenue was built in 1895 during the Ocean City Residential Historic District's period of significance. Although several hotels, including the Ocean Breeze Hotel at 724 Ocean Avenue, the Luray Hotel (currently the Ark Hotel) at 632 Wesley Avenue and the Parkside Hotel at 501 Fifth Street, survive within the district, many other hotels have been demolished and replaced (for example the Ocean City Plaza Hotel at 701 Eighth Street and the White Hall Hotel at 710 Ocean Avenue, both just steps away from the Scarborough Inn). As such, 720 Ocean Avenue is a representative example of an increasingly rare property type within the district. 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 the window sashes have been replaced. Visible exterior fabric is a mixture of historically appropriate 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. Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, 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. Ocean Avenue spans the length 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

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
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Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1192427714**

Page 2

☐ (Primary Contact)

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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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 v9: Key-contributing to H.D. (1/1/1990)

Notes: 720 Ocean Avenue was evaluated contributing, not key contributing (Ocean City Division of Planning & Development 1993), in 2001 (Bzdak) and 2018 (Hunter Research, Inc.) due to diminishment of material integrity.

**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: 172

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:**

**-1192427714**

Page 3

☐ (Primary Contact)

## CONTINUATION SHEET

720 Ocean Avenue



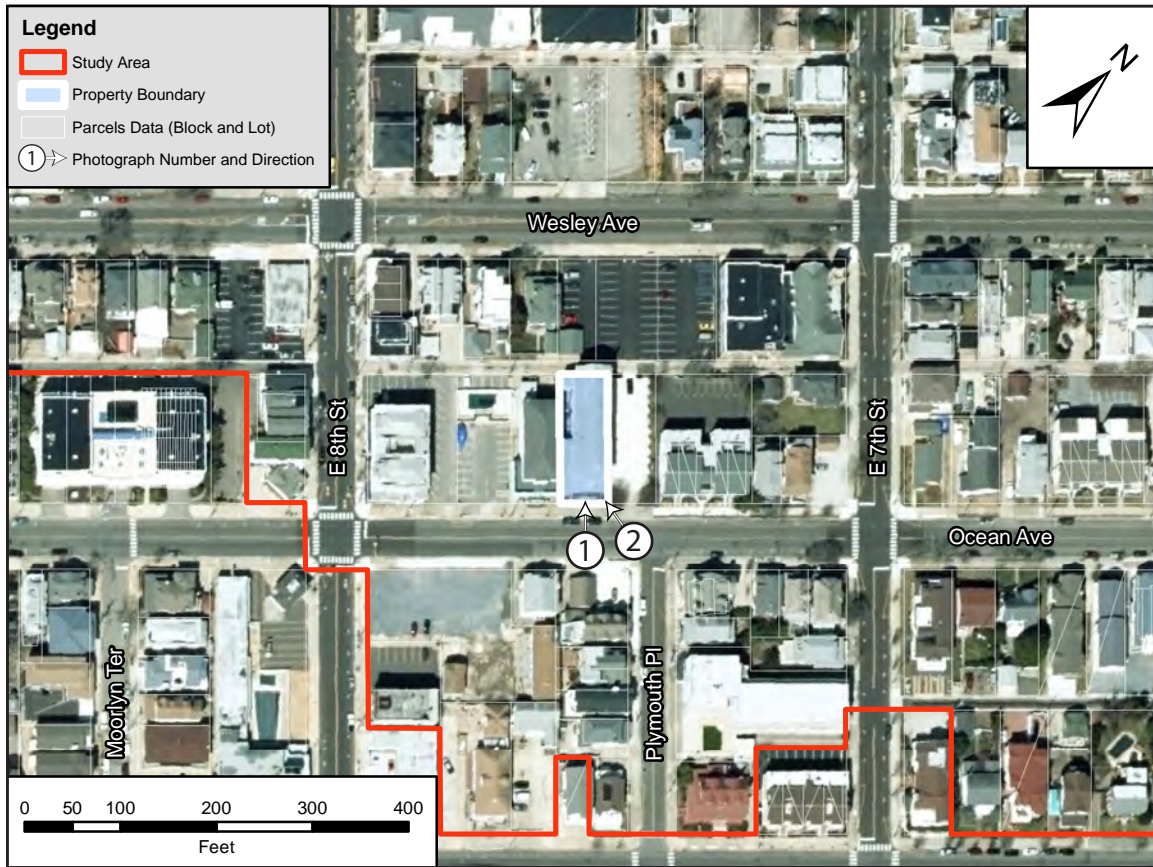
Photograph 2: Oblique view of the Scarborough Inn. View looking southwest.

---

<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



Ocean City Architectural Survey  
Block 705, Lot 15  
720 Ocean Ave. (The Scarborough Inn)  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-575128532**

**Property Name:** 724 Ocean Ave.  
**Address:** 724 Ocean AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	16

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story with raised basement, 5-bay, rectangular-plan hotel was constructed circa 1895 and no longer retains any clearly evident architectural style. The building extends nearly the entire depth of the lot and is 10-bays deep with a 2-bay, single-story wing to the rear. A shallow-pitched overhanging hipped roof is clad in asphalt shingles. The eaves have exposed rafter tails above a plain frieze board. The building is sided with asbestos shingles. A central gable projects from the façade and extends over a 2-story, 2-bay, rectangular bay window. Windows, which appear single and in pairs, are 1/1 replacement sash with wood lintels, casings and sills. The first story is dominated by a wraparound, hipped-roof wood porch that has a centered, pedimented gable over the front steps, a classicized molded cornice, picket railings, and round Doric columns supported by rusticated concrete block piers. The porch shields the main front entry, which contains a replacement glazed door. There is a transom above the main entry that may be original to the building. A non-original, two-sided concrete staircase with metal railings and stone-patterned concrete block posts leads from the sidewalk to the porch. The area beneath the porch is shielded by non-original wood lattice panels. The building rests on a brick foundation. The building has not been elevated or otherwise altered for flood protection.

724 Ocean Avenue, historically known as The Wyoming and presently named the Ocean Breeze Hotel, was built circa 1895, a construction date that is confirmed by its listing in an 1898 newspaper advertisement and its appearance on a 1909 Sanborn map (Philadelphia Inquirer 1898; Sanborn Map Company 1909). The building was constructed as a rectangular-plan, wood-frame structure with a wraparound porch

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-575128532**

**Organization:** Hunter Research, Inc.

and two 1-story rear wings. According to the 1921 Ocean City Directory, Mrs. A.P. Milner is listed as a resident at The Wyoming (Boyd 1921). The building was expanded to the west (rear) to occupy the majority of the lot between 1920 and 1930 (NETR 1920, 1931, 1933; Sanborn Map Company 1937). The Wyoming was one of the numerous hotels constructed in Ocean City during the late-19th and early-20th centuries, the majority of which were located between Fourth Street and Eleventh Street (Miller 2014).

724 Ocean Avenue was built circa 1895 during the Ocean City Residential Historic District's period of significance. Although several hotels, including the Scarborough Inn Bed & Breakfast at 720 Ocean Avenue, the Luray Hotel (currently the Ark Hotel) at 632 Wesley Avenue and the Parkside Hotel at 501 Fifth Street, survive within the district, many of hotels have been demolished and replaced by houses (for example the Ocean City Plaza Hotel at 701 Eight Street and the White Hall Hotel at 710 Ocean Avenue, both just steps away from the Ocean Breeze Hotel). As such, 724 Ocean Avenue is representative of an increasingly rare property type within the district. The building retains its historic orientation, form and massing, as achieved by the 1930s, as documented by a Sanborn maps of 1909 and 1937. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is a mixture of historically appropriate and modern replacement materials. The building retains 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. Ocean Avenue is one of the district's principal avenues. It has a wide, two-lane asphalt street with concrete curbs, grass verges with sporadic, mature street trees and concrete 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. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Ocean 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:

#### 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)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-575128532**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
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Philadelphia Inquirer	"Summer Resorts"	1898
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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
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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 v9: 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: 372

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:**

☐ (Primary Contact)

**-575128532**

Page 3

## CONTINUATION SHEET

724 Ocean Avenue



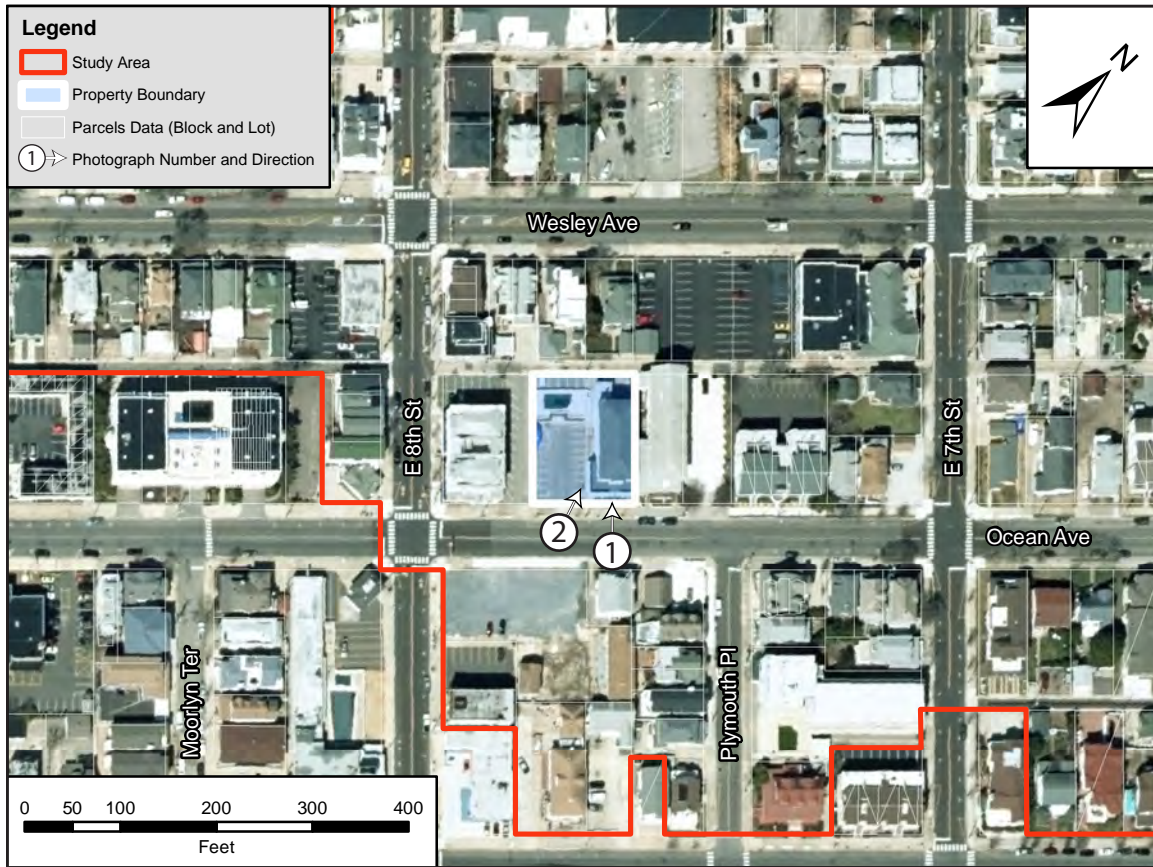
Photograph 2: View of the south elevation of the Ocean Breeze Hotel. View looking northwest.

---

<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



Ocean City Architectural Survey  
 Block 705, Lot 16  
 724 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: -2139969933

**Property Name:** 725-727 Ocean Ave.

**Ownership:** Private

**Address:** 725-727 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	704	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story with raised basement, 3-bay, gabled-front, vinyl-sided, rectangular-plan dwelling was constructed in 1998. It has an asphalt-shingled roof that has staggered gables framed by a pent eave. A vinyl-clad exterior chimney is located on the north (side) elevation. A gabled, 2-story, 3-sided bay with a fanlight and strip windows is located at the southwest corner of the building, giving the appearance of an engaged tower. A 2-story, partial-width porch fronts the two left bays with the leftmost bay recessed and providing access to a side-facing entryway. The porch is supported by wood posts and enclosed with wood railings with turned spindles. Access is via a wood staircase with a quarter turn. Two overhead garage doors are located in the full-height basement. The dwelling rests on a concrete foundation. The dwelling has a mostly paved 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, 725-727 Ocean Avenue was constructed in 1998. This date is confirmed by aerial photography in 2002 (NETR 2002). The current dwelling replaced a circa 1945, 2-story, front-gabled dwelling with a full-width front porch (NETR 1956; Ocean City Division of Planning & Development 1993).

725-727 Ocean Avenue is located on a rectangular lot within the street grid less than one block south of the camp meeting. It was constructed in 1998 and is less than 50 years of age at the time of this survey.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

-2139969933

**Organization:** Hunter Research, Inc.

**Setting:**

The property is currently located outside but immediately adjacent to the boundary 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 to the west by the east side of Ocean Avenue and to the north by the rear property line at the contributing property at 706 Plymouth Place. 725-727 Ocean Avenue is judged to not be within an area of potential boundary expansion because it is of new construction, as is the adjacent condominium complex at 701 Eighth Street, which creates a visual barrier to the south from Eighth Street along 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.

Ocean Avenue is 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.

**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:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
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Miller, Fred	Images of America: Ocean City, 1950-1980	2006	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-2139969933**

Page 2

☐ (Primary Contact)

Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
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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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v9: Non-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: 306

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:**

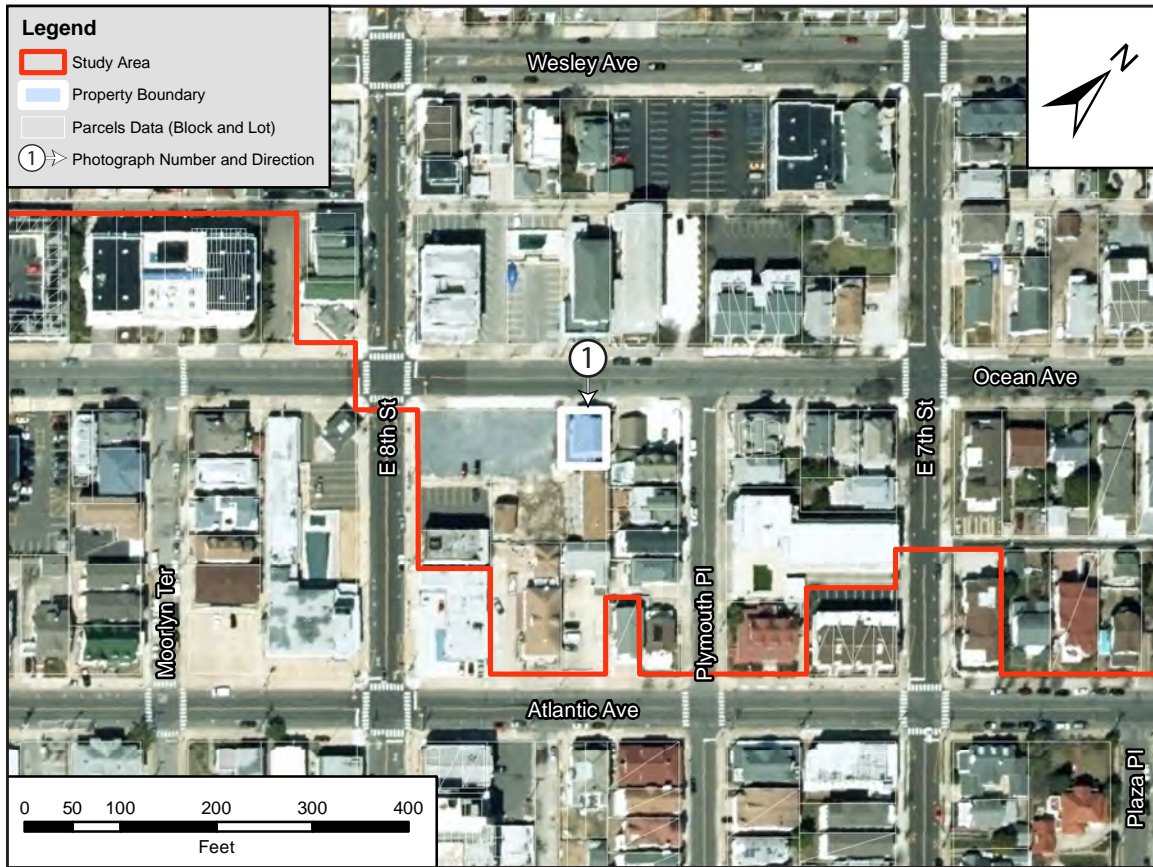
**-2139969933**

Page 3

☐ (Primary Contact)



Ocean City Architectural Survey  
 Block 704, Lot 1  
 725-727 Ocean Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1710739800**

**Property Name:** 800 Ocean Ave.

**Ownership:** Private

**Address:** 800 Ocean AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	804	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 804, Lot 12) contains two buildings at the southwest corner of Ocean Avenue and Eighth Street. The Hobby Horse Ice Cream parlor (left), which faces the intersection of Ocean Avenue and Eighth Street, was constructed circa 1915. Marc's Cigars (right), which is oriented to Eighth Street, was also constructed circa 1915. The buildings are connected via a vinyl- and asbestos shingle-clad wall addition.

### Hobby Horse Ice Cream

This 1-story, 3-bay, L-plan, vinyl-sided, commercial building was constructed circa 1915. Its asphalt-shingled gabled roof has jerkinhead ends. A cross gable is located on the rear (south) elevation. Bargeboards with a curvilinear pattern and lace-like festoons surround the building. Windows are replacement 1/1 vinyl sashes with stained-glass insets. The main entry is centered on the front elevation and is housed in a gabled vestibule with a finial in the gable peak. A stained-glass fanlight window surmounts the non-original glazed door. Non-original three-sided bay windows are located in the left and right bays. The building rests on a concrete foundation. A parking lot on the property extends behind the building. The building has not been elevated or otherwise altered for flood protection.

According to historic maps and aerial photographs, the Hobby Horse Ice Cream building at 800 Ocean Avenue was constructed circa 1915

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1710739800**

**Organization:** Hunter Research, Inc.

and has historically served as a corner store (Sanborn Map Company 1909; NETR 1920). The lot was empty prior to the construction of the building. A review of city directories from the 1910s and 1920s was not able to determine the name or type of business that was originally located in the store. The Sanborn fire insurance map of 1937 indicates that the building was a 1-story, L-plan, wood-frame store matching the configuration of the present building. It is unclear when the wall connecting the two buildings was added. The gabled extension in which the main entry is located was enclosed after 1993 (Ocean City Division of Planning & Development 1993).

Hobby Horse Ice Cream is located on a rectangular lot at the corner of Ocean Avenue and Eighth Street approximately three blocks south of the camp meeting park. The building retains its historic orientation, form and massing, and stands out mostly because of its catty-corner orientation to the intersection, so as to be visible from all directions of traffic. Exterior fabric is mostly modern, including siding and windows. The bargeboard may be original. The building is an individually undistinguished example of vernacular commercial architecture and has no known associations with significant historical events or people.

#### Marc's Cigars

This 3-story, rectangular-plan, flat-roof, asbestos-sided, mixed-use building was constructed circa 1915. It has overhanging eaves and a dentiled cornice along the main roofline and above the second-story porch. The building is sided with asbestos shingles. Windows are replacement 1/1 vinyl sashes set in wood surrounds. The second story houses a full-width porch under the main roof that is open only on the front (north) elevation (enclosed sides). The second-story porch has vinyl railings and shields a glazed and paneled entry. A 2-story, 3-sided bay window spans the second and third stories on the east (side) elevation. The first story has paneled entries in the left and right bays with wood-decked and vinyl-railed staircases leading up to them. The middle bay has a projecting bay window with wood-framed picture windows. The building rests on a concrete foundation. It is oriented to Eighth Street. A parking lot on the property extends behind the building. The building has not been elevated or otherwise altered for flood protection.

According to historic maps and aerial photographs, the building in which Marc's Cigars is located at 800 Ocean Avenue was constructed circa 1915 (Sanborn Map Company 1909; NETR 1920). The lot was empty prior to the construction of the building. A review of city directories from the 1910s and 1920s was not able to determine the name or type of business that was originally located in the store. The Sanborn fire insurance map of 1937 indicates that the current Marc's Cigars building was a 3-story, rectangular-plan, wood-frame building with a concrete block foundation. The first story housed a store and the upper stories apartments in 1937 (Sanborn Map Company 1937).

Marc's Cigars is located on a rectangular lot at the corner of Ocean Avenue and Eighth Street approximately three blocks south of the camp meeting park. The building retains its historic orientation, form and massing. Exterior fabric is historically appropriate, with the exception of the replacement sashes. The asbestos siding probably does not date to the 1910s, but could date from the late 1920s to the 1950s. The building is an individually undistinguished example of vernacular mixed-use architecture and has no known associations with significant historical events or people.

#### Setting:

The property is currently located outside but immediately adjacent to the southern 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 north side of Eighth Street. The property is judged to not be within an area of potential boundary expansion because of the commercial character of the south side of Eighth Street does not fit with the residential character or areas of historical significance/themes associated with the Ocean City Residential Historic District. Besides having a commercial character, the south side of the 600 block of Eighth Street historic streetscape is disrupted by the large modern storefront midblock at 614-620 Eighth Street and the brick commercial building of 1969 at the southeast corner of Eighth Street and Wesley Avenue (801 Wesley 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.

Ocean Avenue is 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.

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

-1710739800

Page 2

☐ (Primary Contact)

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:**

**Other Designation:**

**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
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	1892	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	
Sanborn Map Company	Ocean City	1923	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1710739800**

**Organization:** Hunter Research, Inc.



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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v2: Contributing to H.D. (1/1/1990)

Notes:

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

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**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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)

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**Conversion Problem?** ☐ **ConversionNote:** 91*Date form completed:* 5/31/2018

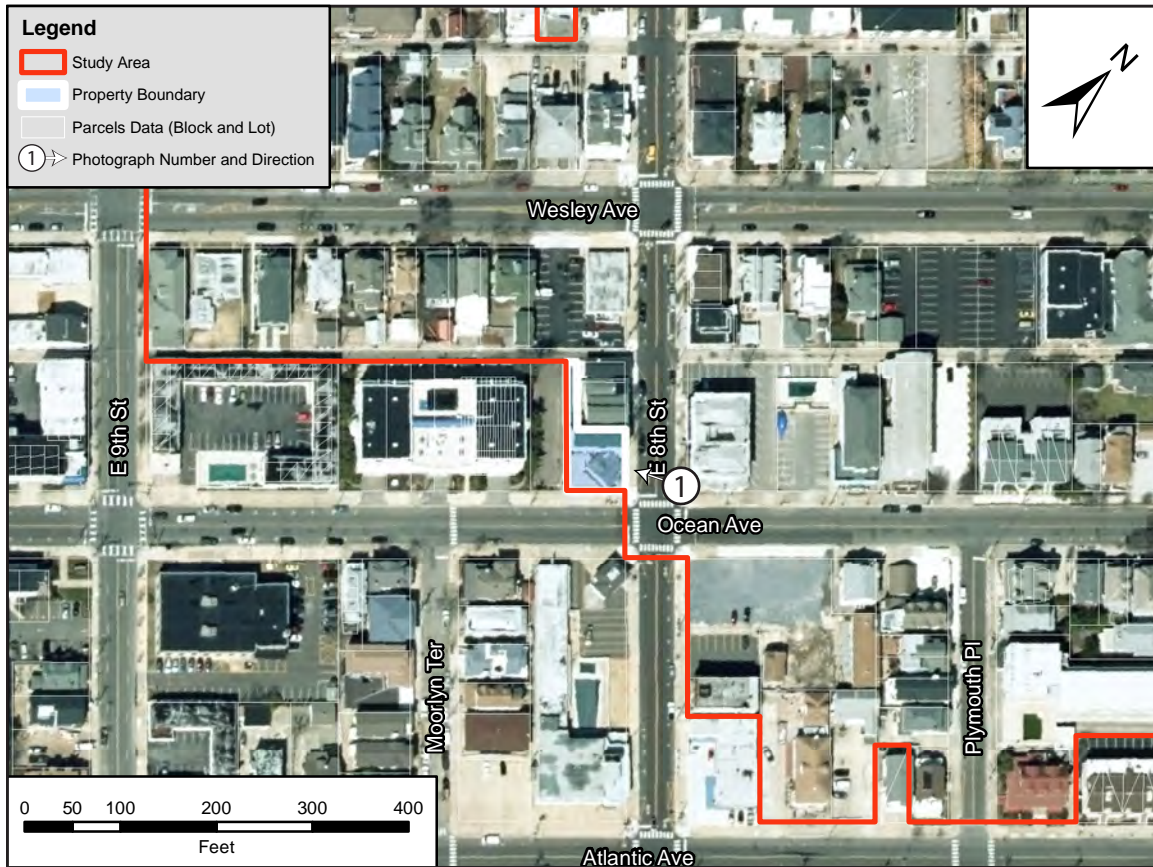
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey**Surveyor:** Eryn Boyce and Rachel Craft**Organization:** Hunter Research, Inc.**Property ID:****-1710739800**

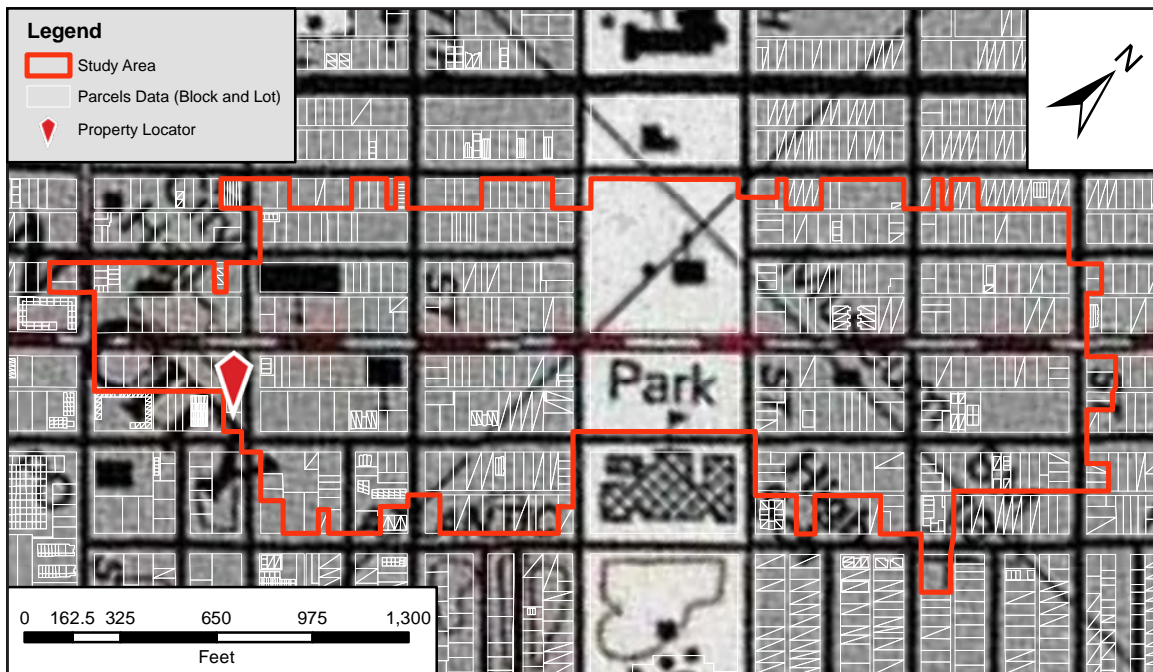
Page 4

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 804, Lot 12  
800 Ocean Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1188227477

**Property Name:** 701 Plymouth Pl.  
**Address:** 701 Plymouth PL

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	703	13

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 4-bay, L-plan, vinyl-sided, wood-frame, Queen Anne-style dwelling was constructed circa 1900. The building is prominently placed at the northeast corner of Plymouth Place and Ocean Avenue. Its overhanging, asphalt-shingled, cross-gabled roof features multiple arched and pedimented dormers on the south (front, Plymouth Place facing) and west (side, Ocean Avenue facing) elevations. A large, 2-bay gabled and pedimented dormer with a floral swag and wreath centering the tympanum centers the south elevation. The attic gable end of the west elevation is clad with replacement vinyl shingles and features a Palladian window with vinyl-clad, molded lintels, sills and pilastered surrounds. The north-facing gable features a semi-circle window in the gable peak. Windows of the first and second stories are mostly single-bay, 1/1 replacement sash with faux lancet-arch-shaped muntins in the upper sash, however there are three, 3-sided bay windows on the west elevation (one at the second story and two at the first story). A single-story wraparound, wood porch stretches the length of the street-facing elevations. It has a shallow-pitched hipped roof with deeply overhanging eaves, a thick molded cornice and stepped brackets supporting the hood over the steps to the Ocean Avenue-facing entrance. The porch roof is supported by ionic columns over rusticated concrete block piers. The porch is enclosed by wood railings with turned balusters. The porch shields two first-story entries: one entry faces Ocean Avenue to the west, while the other faces Plymouth Place to the south. The western entry projects forward slightly and features partially-glazed double doors surrounded by half-paneled sidelights and transoms that contain stained glass. The southern entry is a partially-glazed door and a paneled surround. The dwelling rests on a rusticated concrete block foundation that has windows and doors and a wood deck at the street level. The building has not been elevated or otherwise altered for flood protection.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1188227477

**Organization:** Hunter Research, Inc.

701 Plymouth Place was built circa 1900 based on Sanborn maps and style. The dwelling was constructed as an L-plan, wood-frame building with a wraparound porch and concrete foundation. The 1937 Sanborn map describes the building as a "rooming" dwelling, aka boarding house (Sanborn Map Company 1890, 1909, 1937). According to the 1921 Ocean City Directory, Mark W. and Anna Adams lived at 701 Plymouth Place, along with George Bacon. Bacon did not list an occupation, however, the Adams' listed "Headley & Adams," a mill work and coal business located at Tenth Street and West Avenue in Ocean City, with their entry (Boyd 1921). 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.

701 Plymouth Place 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 the corner of Plymouth Place and Ocean Avenue. 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 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. Plymouth Place was not a street original to the 1880s Ocean City street grid, but was added prior to 1909 along with Atlantic Avenue to the east, and consists of only two blocks. The streets have wide, two-lane asphalt streets with concrete curbs, sporadic, 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. Plymouth Place is located in the eastern portion of the district, less than two blocks south of 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
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	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1188227477

Page 2

☐ (Primary Contact)



Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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	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 v8: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 275

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.

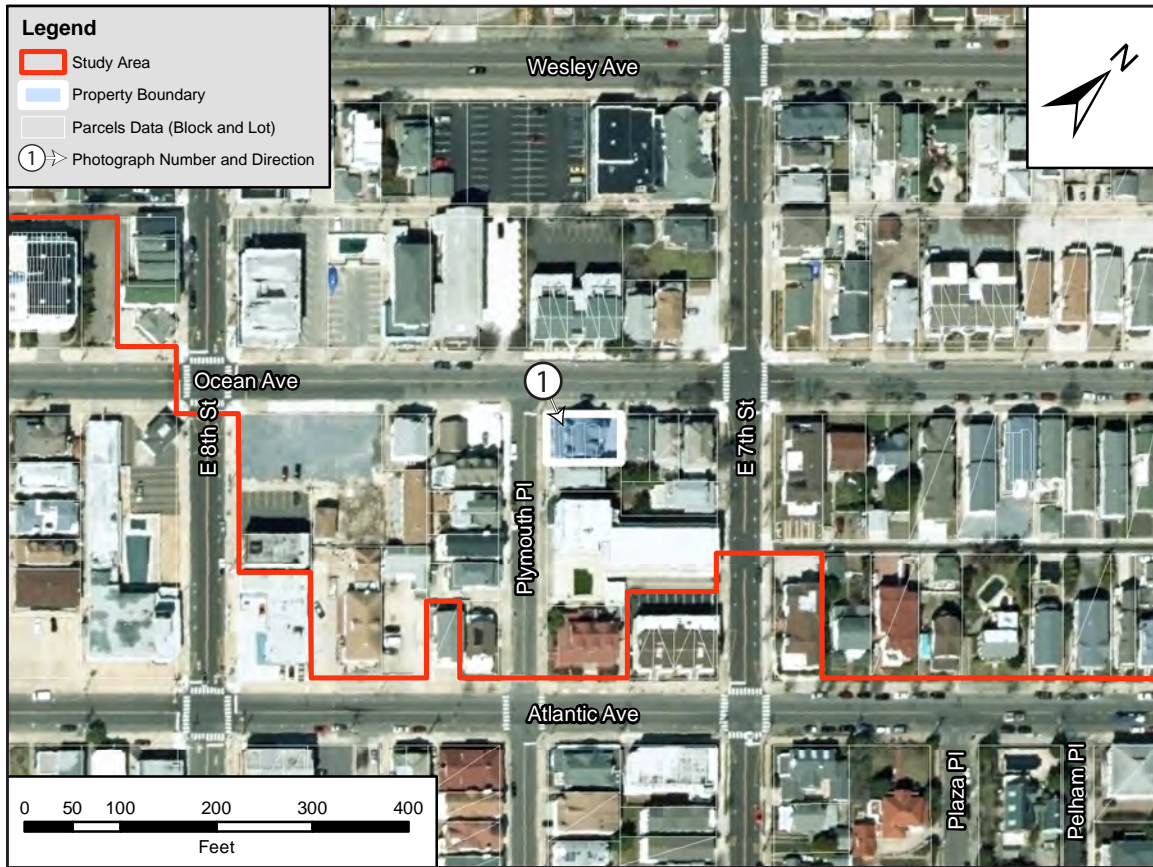
**Property ID:**

1188227477

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 703, Lot 13  
 701 Plymouth Pl.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1343036026**

**Property Name:** 705 Plymouth Pl.

**Ownership:** Private

**Address:** 705 Plymouth PL

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	703	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 3-bay, vernacular, rectangular-plan, wood-frame dwelling was constructed in 1913 with Craftsman-style influences. It has an asphalt-shingle, front-facing jerkinhead roof with deeply overhanging eaves above a boxed cornice. A pent roof spans the front elevation above the second story and encloses the gable at the attic level, and a shed dormer appears on the west elevation. The dwelling is finished with wood shingles at the first story on the front elevation, replacement vinyl shingles at the first story on the side elevations and the second story, and replacement octagonal vinyl shingles at the attic level. An exterior brick chimney is located on the west elevation, and an interior brick chimney is located on the rear elevation. The windows contain replacement double-hung 1/1 sash with plain wood sills, lintels and casings and, on the first story, molded wood crowns. A full-width porch spans the front elevation at the first story. It has a hip roof supported by massive square wood columns set on battered piers clad with horizontal wood planks and wood picket railings. Access is via a split wood staircase with wood picket railings. The porch shields the centered front entry, which contains a glazed and paneled wood door. The porch overhangs the full-height basement, which is finished with asbestos shingles. An additional entry is located on the front elevation at the basement level and likely provides access to a separate basement unit. The building is set immediately adjacent to the sidewalk and does not have a front yard. The building has not been elevated or otherwise altered for flood protection.

According to a sign on the front elevation, 705 Plymouth Place was constructed in 1913. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). It appears on the 1937 Sanborn fire

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1343036026**

**Organization:** Hunter Research, Inc.

insurance map as a 3.5-story, rectangular, wood-frame building with a full-width porch. The 1922 Ocean City Directory reports that Eugene F. Gillin occupied the dwelling. Gillin did not report an occupation. By 1937, the dwelling had been converted into a rooming house known as The Belmar, which was owned and operated by Mrs. Adeline G. Coward. The dwelling is an example of the vernacular Craftsman style, which reached peak popularity during the first three decades of the 20th century. 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.

705 Plymouth Place was built in 1913 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. Plymouth Place was not part of the original street plate of 1881 but was added as an intermediate street between Seventh and Eighth Street east of Ocean Avenue in the early part of the 20th century as the city expanded eastward toward the ocean. The building retains its historic orientation, form and massing as documented by a Sanborn map of 1937. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is largely modern replacement materials, but the original full-width porch, wood columns and battered wood piers 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.

#### Setting:

The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993); however, it is one lot 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 Plymouth Place (at the corner of Ocean Avenue), but does not extend eastward to include 705 Plymouth Place. This 2018 survey recommends that the national/state boundary be amended to extend eastward to include 705 Plymouth Place and more closely coincide with the local district boundary. This portion of the 700 block of Plymouth Place forms part of an intact streetscape where it intersects Ocean Avenue. The next lot east of 705 Plymouth Place is a modern condominium at 715 Plymouth Place that disrupts the streetscape and is not included within the district.

Plymouth Place was not a street original to the 1880s Ocean City street grid, but was added prior to 1909 along with Atlantic Avenue to the east, and consists of only two blocks. The street is a wide, two-lane asphalt street with concrete curbs, sporadic, 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. Plymouth Place is located in the eastern portion of the district, less than two block south of the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

#### 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:

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1343036026**

**Organization:** Hunter Research, Inc.



(None Listed)	Polk's Ocean City Directory	1937
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
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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	Insurance Maps of New Jersey Coast, New Jersey	1937
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 v8: 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 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:**

**-1343036026**

Page 3

☐ (Primary Contact)

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Conversion Problem? ☐ ConversionNote: 346

*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.

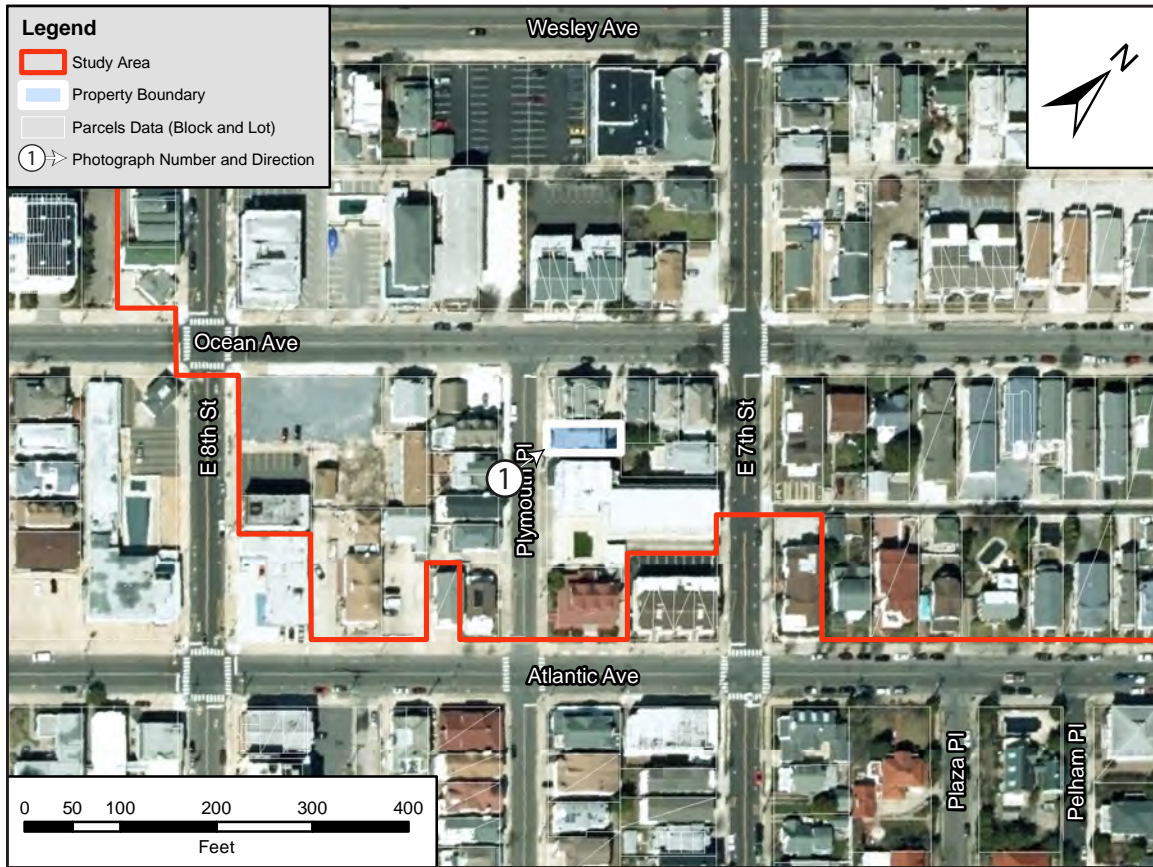
☐ (Primary Contact)

**Property ID:**

**-1343036026**

Page 4

Ocean City Architectural Survey  
Block 703, Lot 12  
705 Plymouth Pl.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 892973698

**Property Name:** 706 Plymouth Pl.  
**Address:** 706 Plymouth PL

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	704	2

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 2-bay, vernacular, wood-frame dwelling was constructed in 1906 with Queen Anne-style influences. The building is located at the southeast corner of the intersection of Plymouth Place and Ocean Avenue with its front elevation oriented to Plymouth Place. It was originally built as a single-family dwelling but has apparently been divided into apartments. It has an asphalt-shingle cross-gable roof with moderately overhanging eaves, plain wood bargeboards in the gables and decorative exposed rafters. The first story is finished with wood shingles, the second story is finished with asbestos shingles and the third story is finished with diamond-pattern asbestos shingles. A stuccoed chimney projects from the roof ridge behind the cross gables, and two gabled dormers frame the cross gables on the east and west elevations. The majority of windows contain double-hung wood sash featuring a mix of 1/1, 2/2 and 6/1 wood sash and replacement double-hung 1/1 sash. Fixed windows are also present at the first story, and louvered windows appear at the basement level. All windows retain their original wood sills, lintels and casings. A porch spans the front elevation at the first story and wraps around the west elevation. It has a hip roof supported by paired tapered wood columns set on square piers that extend to the ground. The piers and the porch railings are clad with wood shingles. Access to the porch is via a wood staircase with wood plank railings oriented parallel to Plymouth Place. The porch shields the side-hall front entry, which contains a glazed and paneled door. The porch roof is pedimented above the staircase and the front entry. An additional entry, probably not original, is located in the westernmost bay of the first story on the front elevation. It contains a modern door and likely provides access to a separate unit. A staircase on the west elevation leads from the first-story porch to an unoriginal second-story porch and an additional entry, which likely provides access to a second-story

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

Page 1

☐ (Primary Contact)

892973698



apartment. The building features a wood-shingled full-height basement, which has been enclosed beneath the easternmost two bays of the front porch. A concrete foundation supports the building, and a 1-story, 2-bay, gabled addition, which was constructed between 1909 and 1937, extends from the rear elevation. The building is located immediately adjacent to the sidewalk, and it has not been elevated or otherwise altered for flood protection. A circa 1980 1.5-story, 2-bay, gable-front garage is located at the rear of the property and fronts on Ocean Avenue. It appears to have been constructed as a detached garage, but an addition to the rear elevation of the garage connects it to the main dwelling.

According to tax records, 706 Plymouth Place was constructed in 1906. A review of historic maps confirms this date of construction, with the building first appearing on a 1909 Sanborn fire insurance map as a 3.5-story, rectangular, wood-frame dwelling with a full-width porch. Between 1909 and 1937, the original full-width porch was either expanded into or replaced with a wraparound porch and the rear 1-story addition was constructed as a detached garage. The 1928 Ocean City Directory reports that Joseph G. and Sophia Hendren occupied the dwelling. Joseph G. Hendren did not list an occupation. By 1937, the dwelling had been converted into a rooming house known as The Roxborough, which was operated by Mrs. Ruth C. Moore (Polk's Ocean City Directory 1937; Sanborn Map Company 1937). 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.

706 Plymouth Place is located on a rectangular lot within the street grid less than two blocks south of the camp meeting park. The building largely retains its historic orientation, form and massing as documented by a historic Sanborn fire insurance map of 1909, though a rear addition and unoriginal porches and decks on the west (side) elevation have impacted integrity of design. In addition, the original full-width porch was either expanded or replaced between 1909 and 1937, but this alteration occurred during the period of significance of the Ocean City Residential Historic District and is compatible with the building's Queen Anne style. Although some window sashes have been replaced, the building retains a historically appropriate fenestration pattern and many of the original wood windows sashes survive. Replacement materials, including an asphalt-shingle roof and asbestos shingles, are present on the exterior, but wood shingle siding is present at the basement level and first story. The dwelling has integrity of design, location, setting, feeling and association, and is judged to have sufficient integrity to be contributing. The garage is judged to be non-contributing because its circa 1980 date of construction postdates the period of significance.

#### Setting:

The property is presently located outside but immediately adjacent to the southeastern boundary of the New Jersey and National Register-listed 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 Ocean Avenue. The house is located at the corner of Ocean Avenue, which forms one of the districts' primary axes, and Plymouth Place, which extends east towards the Atlantic Ocean. The property is judged to be within an area of potential boundary expansion due to the fact that the intervening neighboring property is 50 years of age and retains historical integrity (701 Plymouth Place) and that the residential character of the district continues uninterrupted from Ocean Avenue onto Plymouth Place. There is sufficient continuity on the Plymouth Place streetscape at its intersection with Ocean Avenue to incorporate a portion of this block into the district.

Plymouth Place was not a street original to the 1880s Ocean City street grid, but was added prior to 1909 along with Atlantic Avenue to the east, and consists of only two blocks. The streets have wide, two-lane asphalt streets with concrete curbs, sporadic, 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. Plymouth Place is located in the eastern portion of the district, less than two blocks south of the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

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

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

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

892973698

Page 2

☐ (Primary Contact)

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
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 American: Ocean City, New Jersey	1996	
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	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	1894	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892	
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	Ocean City, NJ	1903	

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v8: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**892973698**

Page 3

☐ (Primary Contact)

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

**Status:** Contributing

## CONTINUATION SHEET

706 Plymouth Place



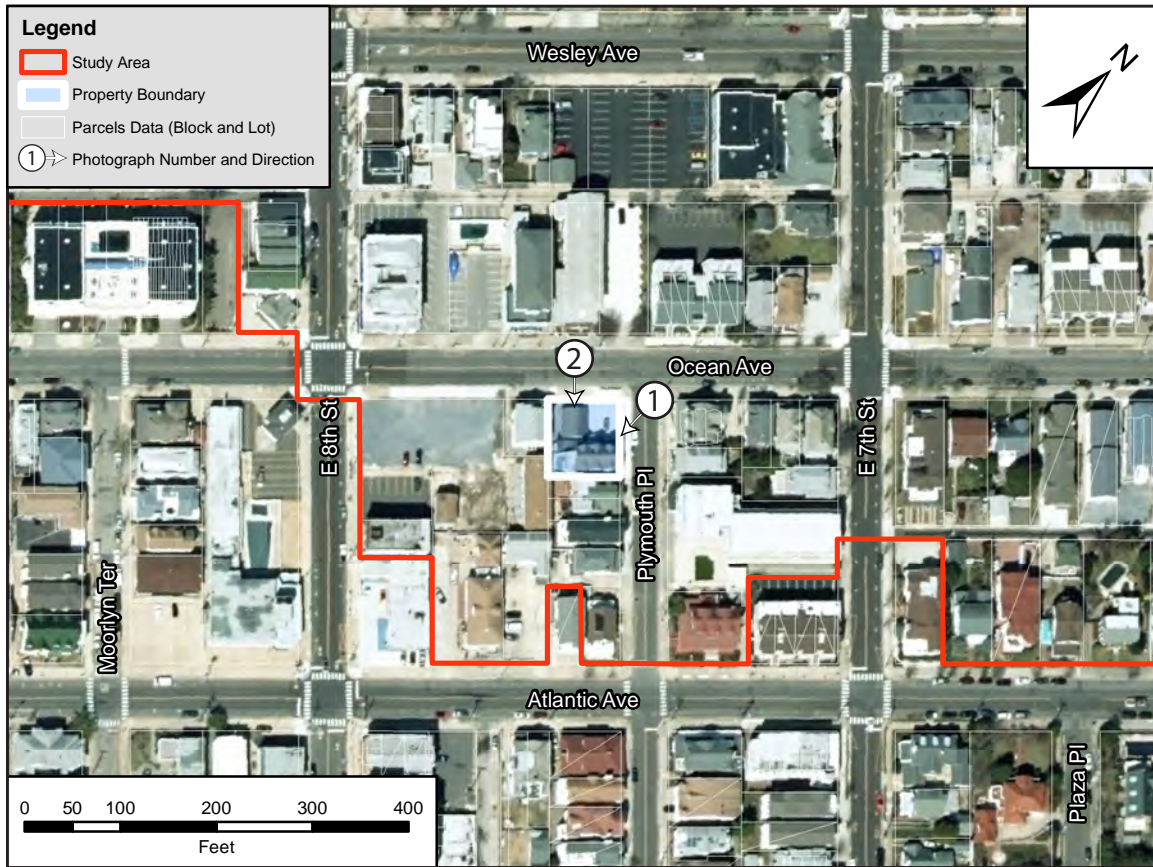
Photograph 2: View of the garage located adjacent to 706 Plymouth Place on Wesley Avenue. View looking southeast.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 704, Lot 2  
706 Plymouth Pl.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1802026127

**Property Name:** 708-710 Plymouth Pl.

**Ownership:** Private

**Address:** 708-710 Plymouth PL

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	704	4
CAPE_MAY	Ocean City		Ocean City	704	3

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 4-bay, wood-frame duplex was constructed between 1890 and 1909 with Queen Anne-style influences. It has an asphalt-shingle cross-gambrel roof with slightly overhanging eaves and exposed rafters and is finished with replacement asbestos shingles. A shed dormer clad with diamond-pattern asbestos shingles is located on the west (side) elevation of the front-facing gambrel, and a shed dormer finished with clapboards appears on the east (side) elevation. The windows contain replacement double-hung 1/1 vinyl sash, some of which feature faux 6/1 and 6/6 muntins. All windows retain their original plain wood sills, lintels and casings and molded wood crowns. A porch spans the front elevation at the first story and wraps around the west elevation, terminating at the side-facing gambrel. The porch originally also wrapped around the east elevation, but it has been enclosed. The porch has a hip roof supported by slender round Doric columns and asbestos-shingled arched piers. The porch is enclosed by wood picket railings. Access is via a split staircase with wood picket railings supported by rusticated concrete-block piers and topped by a pediment supported by Doric columns. The porch shields the front entries to 708 and 710 Plymouth Place. It appears that the front entry to 708 Plymouth Place has been relocated from the front elevation to the west elevation. It contains a glazed and paneled replacement door. The front entry to 710 Plymouth Place is located at the center of the front elevation and contains a glazed and paneled replacement door. An additional entry to 710 Plymouth Place is located in an enclosed porch bay. It contains a replacement glazed and paneled door. The porch overhangs the full-height basement, which is finished with asbestos shingles. Additional entries, which likely provide access to separate basement units,

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1802026127

**Organization:** Hunter Research, Inc.

are located at the basement level. A brick foundation supports the duplex. A 2-story, 2-bay, flat-roof wing extends from the rear elevation. It is topped by a shed-roof dormer that appears to span the length of the rear elevation. The building is located immediately adjacent to the sidewalk, and it has not been elevated or otherwise altered for flood protection.

A review of historic maps indicates that 708-710 Plymouth Place was constructed between 1890 and 1909. It first appears on a Sanborn fire insurance map of 1909 as a 2.5-story, wood-frame duplex with a wraparound porch. According to the 1922 Ocean City Directory, Earl A. and Nellie Wilson occupied 708 Plymouth Place and Edward E. and Mabel Marbaker resided at 710 Plymouth Place. None of the residents listed an occupation. 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.

708-710 Plymouth Place is located on a rectangular lot within the street grid less than two blocks south of the camp meeting park. The building largely retains its historic orientation, form and massing as documented by a Sanborn map of 1909, though the eastern bay of the wraparound porch has been enclosed and the front entry to 708 Plymouth Place has been relocated to the west elevation. The building also retains a historically appropriate fenestration pattern, though the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement materials and any original Queen Anne-style decorative details have been removed or covered over, but the original Doric porch columns and split staircase survive. The duplex 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 presently located outside and approximately 50 feet southeast of the southeastern boundary of the New Jersey and National Register-listed 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 Ocean Avenue. The house is located on Plymouth Place, which extends east towards the Atlantic Ocean. 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 Plymouth Place; 705 Plymouth Place; 706 Plymouth Place) and that the residential character of the district continues uninterrupted from Ocean Avenue onto Plymouth Place. There is sufficient continuity on the Plymouth Place streetscape from Ocean Avenue to incorporate a portion of this block into the district.

Plymouth Place was not a street original to the 1880s Ocean City street grid, but was added prior to 1909 along with Atlantic Avenue to the east, and consists of only two blocks. It is a narrow two-lane asphalt street with concrete curbs, sporadic, mature street trees and concrete sidewalks. Most buildings are short distances from the street and are typically located immediately adjacent to the sidewalk, though some feature small front yards with landscaping and grass. There is limited off-street parking for residents on driveways and in garages, which makes on-street parking frequent. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Plymouth Place is located in the eastern portion of the district, less than two blocks south of the Ocean City Tabernacle and War Memorial Park, which are located between Fifth and Sixth Streets.

#### Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

#### Location Map:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1937		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1802026127**

**Organization:** Hunter Research, Inc.

(None Listed)	Boyd's Ocean City Directory	1922
(None Listed)	West Jersey History Project	2013
(None Listed)	Polk's Ocean City Directory	1928
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001
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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	1894
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	Ocean City, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v8: 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 Expansion

**Status:** Contributing

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1802026127**

Page 3

☐ (Primary Contact)



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

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Conversion Problem? ☐ ConversionNote: 347

*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.

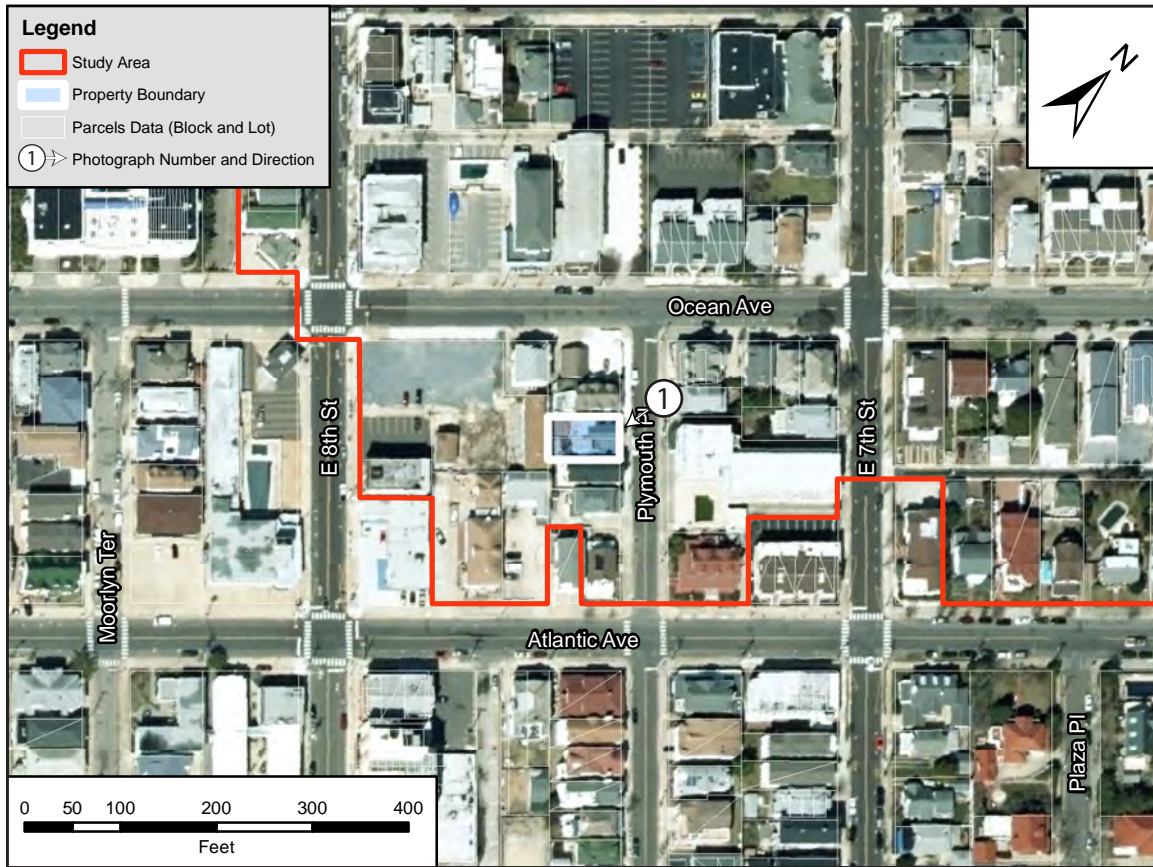
☐ (Primary Contact)

**Property ID:**

**1802026127**

Page 4

Ocean City Architectural Survey  
Block 704, Lot 3 and 4  
708-710 Plymouth Pl.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 983295118

**Property Name:** 712A-712B Plymouth Place

**Ownership:** Private

**Address:** 712 Plymouth PL

**Apartment #:** A-B

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	704	5

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 3-bay, vernacular, gable-front, wood-frame duplex was constructed circa 2012. It has an asphalt-shingle roof with slightly overhanging eaves and is clad with vinyl siding. Cross gables extend from the east and west (side) elevations at the rear of the dwelling, and a vinyl-clad exterior chimney is located on the west (side) elevation. Windows are a mix of double-hung 1/1 vinyl windows with faux 6/6 muntins and vinyl casement windows set in vinyl surrounds. A 2-story, full-width porch spans the front elevation. It has a hip roof supported by square Doric columns and vinyl picket railings. The porch supports a balcony shielded by a gable-front roof with Doric columns at the attic level. Access to the porch at the first and second stories are via sliding glass doors with faux muntins. The porch overhangs the full-height basement, which contains a two-car garage accessed via glazed and paneled garage doors. The front entry is located on the east (side) elevation and is not visible from the public right-of-way. A concrete foundation supports the duplex. A driveway paved with concrete occupies the front yard, and the duplex is set a short distance from the sidewalk.

It is estimated that the duplex at 712A-712B Plymouth Place was constructed circa 2012. A review of historic aerial photographs confirms this date of construction, with the duplex first appearing on an aerial dating to 2012 (NETR 2010, 2012). It replaced a late-19th to early-20th-century wood-frame dwelling (Sanborn Map Company 1890, 1909; NETR 2010, 2012).

712A-712B Plymouth Place is located on a rectangular lot within the street grid less than two blocks southwest of the camp meeting park. It

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

983295118

**Organization:** Hunter Research, Inc.

was constructed circa 2012 and is less than 50 years of age at the time of this survey.

**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), which is formed by the boundaries of 701 Eighth Street (Block 701/Lot 10). It is located outside and approximately 70 feet south of the southeastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by Ocean Avenue and the boundaries of 705 Plymouth Place (Block 703/Lot 12) and 704 Seventh Street (Block 703/Lot 4). The house is located on Plymouth Place, which extends east towards the Atlantic Ocean.

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 is located at the edge of the study area where the continuity of the historic streetscape has been broken by modern buildings. 712A-712B Plymouth Place is new construction and is located on the south side of Plymouth Place opposite a large condominium building at 715 Plymouth Place (Legacy Motor Inn), which was constructed in 1989 as a hotel. Together, these buildings serve as an intrusive visual barrier separating Plymouth Place from the more intact streetscape on Ocean Avenue, which marks the eastern edge of the historic district.

Plymouth Place was not a street original to the 1880s Ocean City street grid, but was added prior to 1909 along with Atlantic Avenue to the east, and consists of only two blocks. It is a narrow two-lane asphalt street with concrete curbs, sporadic mature street trees and concrete sidewalks. Most buildings are short distances from the street and are typically located immediately adjacent to the sidewalk, though some feature small front yards with landscaping and grass. There is limited off-street parking for residents on driveways and in garages, which makes on-street parking frequent. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Between Ocean Avenue and Atlantic Avenue, the north side of Plymouth Place is dominated by the 1989 condominium building at 715 Plymouth Place, which towers above the neighboring dwellings and spans the block between Plymouth Place and Seventh Street.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:**

**Other Designation:**

**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
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Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	
Esposito, Frank J. and	Images of American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**983295118**

**Organization:** Hunter Research, Inc.



Robert J.		
McLaughlin, Mark	Ocean City, NJ	1999
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Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v8: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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: 301

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.

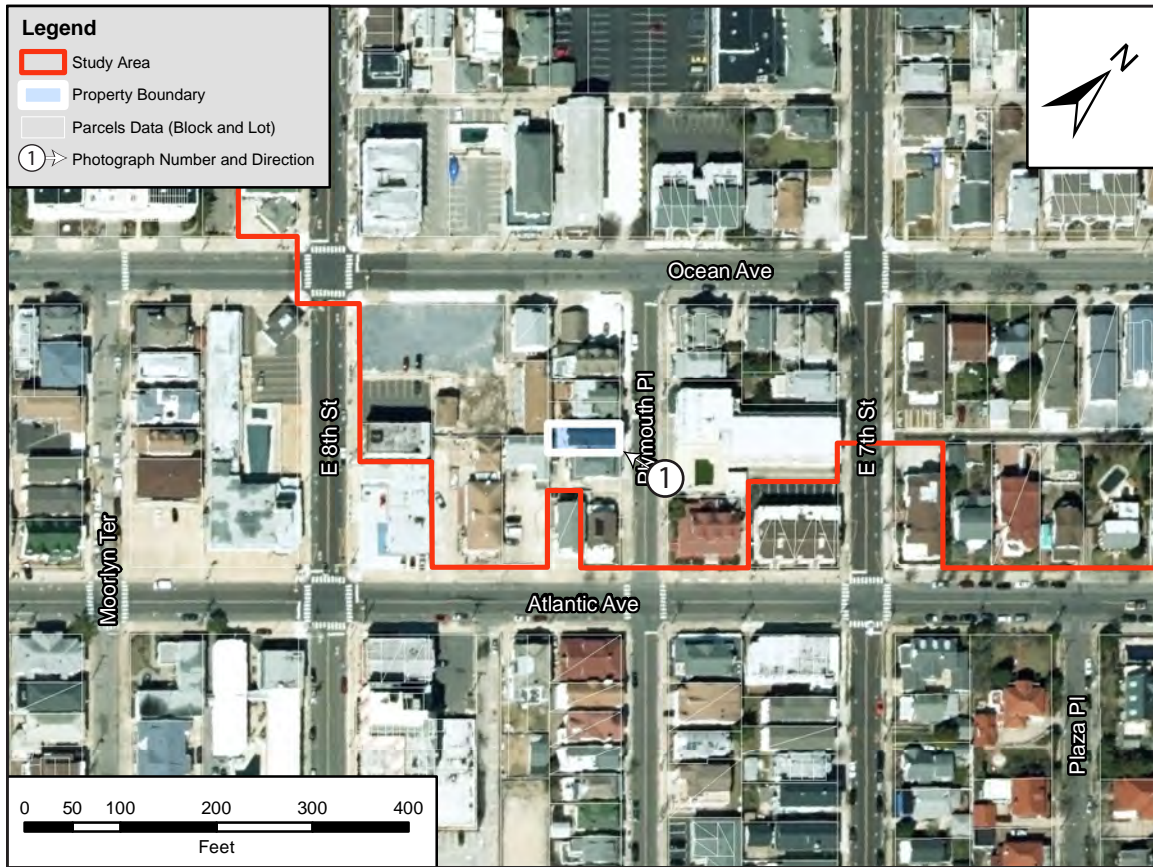
**Property ID:**

☐ (Primary Contact)

**983295118**

Page 3

Ocean City Architectural Survey  
Block 704, Lot 5  
712A-712B Plymouth Place  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1640211492

**Property Name:** 714 Plymouth Pl.  
**Address:** 714 Plymouth PL

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	704	6

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story with raised basement, vernacular, stuccoed brick, American Foursquare dwelling was constructed circa 1905. It has an asphalt-shingle pyramidal hip roof with moderately overhanging eaves and is clad with a mix of unoriginal stucco and vinyl siding. An exterior brick chimney, which has been stuccoed, is located on the east (side) elevation, and a 1-story, 3-sided, hexagonal bay projects from the first story on the east (side) elevation at the rear of the building. A 1-story, 3-sided, hexagonal bay comprises the easternmost bay at the first story on the front elevation. The windows contain replacement double-hung 1/1 vinyl windows set in vinyl sash. A full-width porch spans the front elevation at the first story. It has a hip roof supported by fluted Doric columns featuring molded scallop shells decorations at the top. The porch is enclosed by un-original vinyl picket railings. Stuccoed brick piers support the porch, and access is via a staircase with replacement vinyl picket railings oriented parallel to Plymouth Place. The porch shields the side-hall front entry, which contains a replacement glazed and paneled door featuring decorative patterned glass. The original sidelights and transom have been infilled and covered with vinyl siding. The porch overhangs the full-height basement, which has been stuccoed. An additional side-hall entry is located at the basement level on the front elevation and provides access to a separate basement unit. The original 2-story rear porch has been enclosed and finished with vinyl siding. The dwelling has a small front yard that has been paved with concrete. The dwelling 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 714 Plymouth Place was constructed circa 1905. A review of historic maps confirms this date of

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1640211492

Page 1

☐ (Primary Contact)

construction, with it first appearing on a Sanborn fire insurance map of 1909 as a 3-story, rectangular, brick dwelling with a full-width porch (Sanborn Map Company 1890, 1909). According to the 1922 Ocean City Directory, Ernest Linfoot and Sadakichi and Ishi Narazaki occupied the dwelling. Sadakichi Narazaki owned S. Nazaraki Co., which sold Japanese goods and was located at 800 Boardwalk. 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.

The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. It has low material integrity, however, with modern replacement materials comprising all of the visible exterior fabric. All original decorative details, most notably the front entry's sidelights and transom, have been removed or covered over. Although the dwelling is over 50 years of age, it lacks integrity of exterior materials and workmanship and is an individually undistinguished example of the American Foursquare form.

#### Setting:

The property is presently located outside and approximately 10 feet northeast of the northeastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the boundaries of 701 Eighth Street (Block 701/Lot 10). It is located outside and approximately 95 feet south of the southeastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by Ocean Avenue and the boundaries of 705 Plymouth Place (Block 703/Lot 12) and 704 Seventh Street (Block 703/Lot 4). The house is located on Plymouth Place, which extends east towards the Atlantic Ocean. 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 has been broken by modern construction. The neighboring property on the south side of Plymouth Place (712A-712B Plymouth Place) is new construction, and the neighboring property on the north side of Plymouth Place (715 Plymouth Place) is a large condominium building that was constructed in 1989 as a hotel. Together, these buildings serve as an intrusive visual barrier separating Plymouth Place from the more intact streetscape on Ocean Avenue, which marks the eastern edge of the historic district.

Plymouth Place was not a street original to the 1880s Ocean City street grid, but was added prior to 1909 along with Atlantic Avenue to the east, and consists of only two blocks. It is a narrow two-lane asphalt street with concrete curbs, sporadic mature street trees and concrete sidewalks. Most buildings are short distances from the street and are typically located immediately adjacent to the sidewalk, though some feature small front yards with landscaping and grass. There is limited off-street parking for residents on driveways and in garages, which makes on-street parking frequent. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Between Ocean Avenue and Atlantic Avenue, the north side of Plymouth Place is dominated by the 1989 condominium building at 715 Plymouth Place, which towers above the neighboring dwellings and spans the block between Plymouth Place and Seventh Street.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:**

**Other Designation:**

**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1640211492**

**Organization:** Hunter Research, Inc.



(None Listed)	Polk's Ocean City Directory	1937
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 American: Ocean City, New Jersey	1996
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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
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 v8: 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)

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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:**

**1640211492**

Page 3

☐ (Primary Contact)

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Conversion Problem? ☐ ConversionNote: 46

*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.

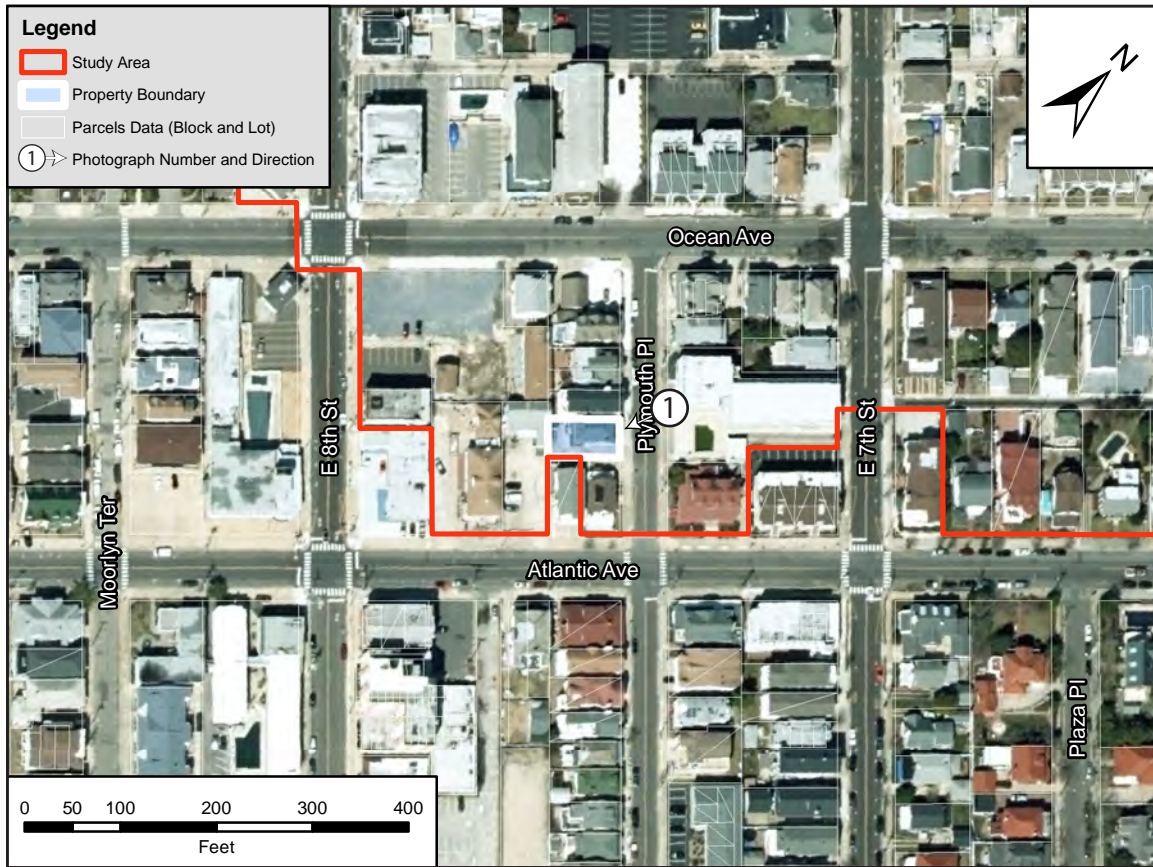
☐ (Primary Contact)

**Property ID:**

**1640211492**

Page 4

Ocean City Architectural Survey  
Block 704, Lot 6  
714 Plymouth Pl.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-266413416**

**Property Name:** 715 Plymouth Pl. (Legacy Motor Inn)  
**Address:** 715 Plymouth PL

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	703	5

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story over parking deck, 9-bay building was constructed in 1989 as the Legacy Motor Inn. This building spans the block between Plymouth Place and Seventh Street and consists of a 3-story, 6-bay, rectangular-plan wing on Seventh Street and a 3-story, 2-bay, square-plan wing on Plymouth Place connected by a 3-story, 1-bay section containing an elevator. It has a flat roof and is clad with a mix of vinyl siding and vinyl shingles. Concrete balconies supported by concrete supports that cantilever out from the walls span the three stories of the east elevations of both sections. These balconies have metal railings. Access to the balconies from the interior is via paired glazed doors. Concrete balconies supported by concrete supports that cantilever out from the walls also span the three stories of the west elevation of the Seventh Street wing. These serve as outdoor hallways that provide access to the front entries of each condominium unit, which are not visible from the public right-of-way. Metal staircases with metal railings connect each level. A square concrete deck extends from the east elevation of the Plymouth Place wing. This concrete deck houses a pool and has metal railings. The condominium building is raised a full story above the ground and is supported by a concrete frame. This space provides covered parking.

According to tax records, the building at 715 Plymouth Place was constructed in 1989. A review of aerial photographs confirms this date of construction, with the building first appearing on an aerial dating to 1991 (NETR 1987, 1991). According to the prior survey (Ocean City Div. of Planning & Development 1991), it was originally known as the Legacy Motor Inn. The building has been converted into condominium units and is currently known as the Legacy Condominium. It is one of the large condominium/apartment building and hotels

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-266413416**

**Organization:** Hunter Research, Inc.



that were constructed throughout Ocean City during the latter half of the 20th century.

715 Plymouth Place is located on a rectangular lot within the street grid less than two blocks southwest of the camp meeting park. It was constructed in 1989 and is less than 50 years of age at the time of this survey.

**Setting:**

The property is presently located outside and approximately 30 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 boundaries of the properties on the east side of Ocean Avenue (701 Ocean Avenue, 703 Ocean Avenue, 705 Ocean Avenue and 701 Plymouth Place). It 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 boundaries of 705 Plymouth Place (Block 703/Lot 12) and 704 Seventh Street (Block 703/Lot 4). This survey update in 2018 recommends that the property continue to be excluded from both the national/state and local historic districts because it postdates the recommended updated period of significance (1879-1956) and is located in an area at the edge of the study area where the continuity of the historic streetscape has been broken by two modern buildings located opposite from one another on both sides of Plymouth Place. 712A-712B Plymouth Place is new construction and is located on the south side of Plymouth Place opposite 715 Plymouth Place (Legacy Motor Inn). Together, these buildings serve as an intrusion and barrier at the edge of the district.

Plymouth Place was not a street original to the 1880s Ocean City street grid, but was added prior to 1909 along with Atlantic Avenue to the east, and consists of only two blocks. It is a narrow two-lane asphalt street with concrete curbs, sporadic, mature street trees and concrete sidewalks. Most buildings are short distances from the street and are typically located immediately adjacent to the sidewalk, though some feature small front yards with landscaping and grass. There is limited off-street parking for residents on driveways and in garages, which makes on-street parking frequent. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Between Ocean Avenue and Atlantic Avenue, the north side of Plymouth Place is dominated by the 1989 condominium building at 715 Plymouth Place, which towers above the neighboring dwellings and spans the block between Plymouth Place and Seventh Street. Plymouth Place is located in the eastern portion of the study area, less than two blocks south of the Ocean City Tabernacle and War Memorial Park, which are located between Fifth and Sixth Streets.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:**

**Other Designation:**

**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-266413416**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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
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Rush, Mary Townsend	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
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

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v2: Non-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: 35

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:**

**-266413416**

Page 3

☐ (Primary Contact)

## CONTINUATION SHEET

## 715 Plymouth Place



Photograph 2: View of the building from Plymouth Place. View looking north.

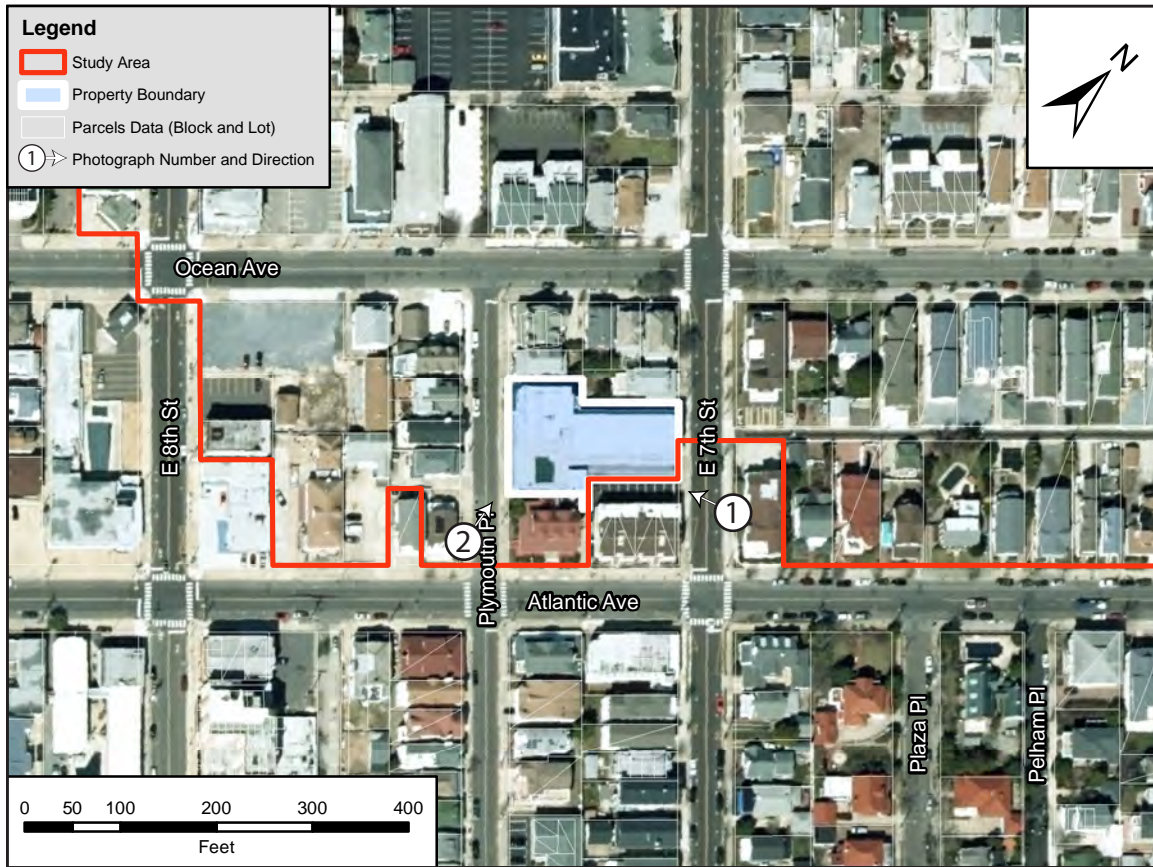
**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
 Block 703, Lot 5  
 715 Plymouth Pl. (Legacy Motor Inn)  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-939184933**

**Property Name:** 716 Plymouth Pl.

**Ownership:** Private

**Address:** 716 Plymouth PL

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	704	7

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 5-bay, wood-frame dwelling was constructed circa 1925 in the Dutch Colonial Revival style. It has an asphalt-shingle gambrel roof with slightly overhanging eaves and is clad with replacement vinyl siding. The second story is formed by a 3-bay, steeply-pitched shed dormer. A stuccoed exterior chimney is located on the east (side) elevation, and a vinyl-clad chimney is located at the western corner of the dwelling. Most windows contain replacement double-hung 1/1 vinyl sash with faux 6/6 muntins set in vinyl surrounds, though it appears that wood bay windows survive at the first story on the front elevation. The central double-hung 1/1 vinyl window above the front entry is also surmounted by a fixed wood fanlight. The centered front entry sits at the ground level and contains a replacement glazed and paneled door surmounted by a bracketed hood. The 1-story, 1-bay, flat roof porch that extends from the east (side) elevation has been enclosed and currently functions as living space. It supports a roof deck with vinyl picket railings and shielded by a cloth awning supported by a metal frame. A 1-story, 1-bay, flat roof addition extends from the west (side) elevation. It also supports a roof deck with vinyl picket railings. An additional entry shielded by a shed-roof porch with square posts and vinyl picket railings is located on the west (side) elevation of this addition. A brick foundation supports the dwelling. The dwelling has a small front yard landscaped with a lawn and bushes. The building is set a short distance from the sidewalk and is located at the southwest corner of Plymouth Place and Atlantic Avenue. A vinyl fence mimicking the appearance of a wrought-iron fence encloses the front and side yards. The building has not been elevated or otherwise altered for flood protection. A modern 1-story, 1-bay, gable-front shed is located at the western corner of the property.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-939184933**

**Organization:** Hunter Research, Inc.

It is estimated that the dwelling at 716 Plymouth Place was constructed circa 1925. A review of historic maps and aerials confirms this date of construction, with the dwelling first appearing on an aerial photograph dating to 1931 (NETR 1920, 1931, 1933). A Sanborn fire insurance map of 1937 depicts it as a 2-story, rectangular, wood-frame dwelling with a 1-story porch on the east elevation. According to the 1928 Ocean City Directory, Mrs. Elora L. Tabram occupied the dwelling. 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 is relatively rare within the study area, with most examples dating from the 1920s and the 1930s.

716 Plymouth Place retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. Although the 1-story addition to the west elevation has expanded the size of the house, it is appropriate in scale, massing and orientation to the original design of the dwelling. Visible exterior fabric is entirely modern replacement materials and any original Dutch Colonial Revival-style decorative details have been removed, covered over or altered. Although the dwelling is over 50 years of age, it lacks integrity of exterior materials and workmanship and is an individually undistinguished example of the Dutch Colonial Revival style.

#### Setting:

The property is presently located outside and approximately 65 feet northeast of the northeastern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the boundaries of 701 Eighth Street (Block 701/Lot 10). It is located outside and approximately 125 feet southeast of the southeastern boundary of the local Ocean City Historic District (1/28/1993), which is formed by Ocean Avenue and the boundaries of 705 Plymouth Place (Block 703/Lot 12) and 704 Seventh Street (Block 703/Lot 4). The house is located on Plymouth Place, which extends east towards the Atlantic Ocean.

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 has been broken by two modern buildings. The neighboring property on the south side of Plymouth Place (712A-712B Plymouth Place) is new construction, and the neighboring property on the north side of Plymouth Place (715 Plymouth Place) is a large condominium building that was constructed in 1989 as a hotel. Together, these buildings serve as an intrusive visual barrier separating Plymouth Place from the more intact streetscape on Ocean Avenue, which marks the eastern edge of the historic district.

Plymouth Place was not a street original to the 1880s Ocean City street grid, but was added prior to 1909 along with Atlantic Avenue to the east, and consists of only two blocks. It is a narrow two-lane asphalt street with concrete curbs, sporadic mature street trees and concrete sidewalks. Most buildings are short distances from the street and are typically located immediately adjacent to the sidewalk, though some feature small front yards with landscaping and grass. There is limited off-street parking for residents on driveways and in garages, which makes on-street parking frequent. The buildings are primarily between 1.5 and 2.5 stories with few rising higher than the tree lines. Between Ocean Avenue and Atlantic Avenue, the north side of Plymouth Place is dominated by the 1989 condominium building at 715 Plymouth Place, which towers above the neighboring dwellings and spans the block between Plymouth Place and Seventh Street.

#### Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

#### Location Map:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-939184933**

**Organization:** Hunter Research, Inc.

(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Boyd's Ocean City Directory	1921
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 American: Ocean City, New Jersey	1996
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Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
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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	Ocean City, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v8: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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:**

**-939184933**

Page 3

☐ (Primary Contact)

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Conversion Problem? ☐ ConversionNote: 109

*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.

☐ (Primary Contact)

**Property ID:**

**-939184933**

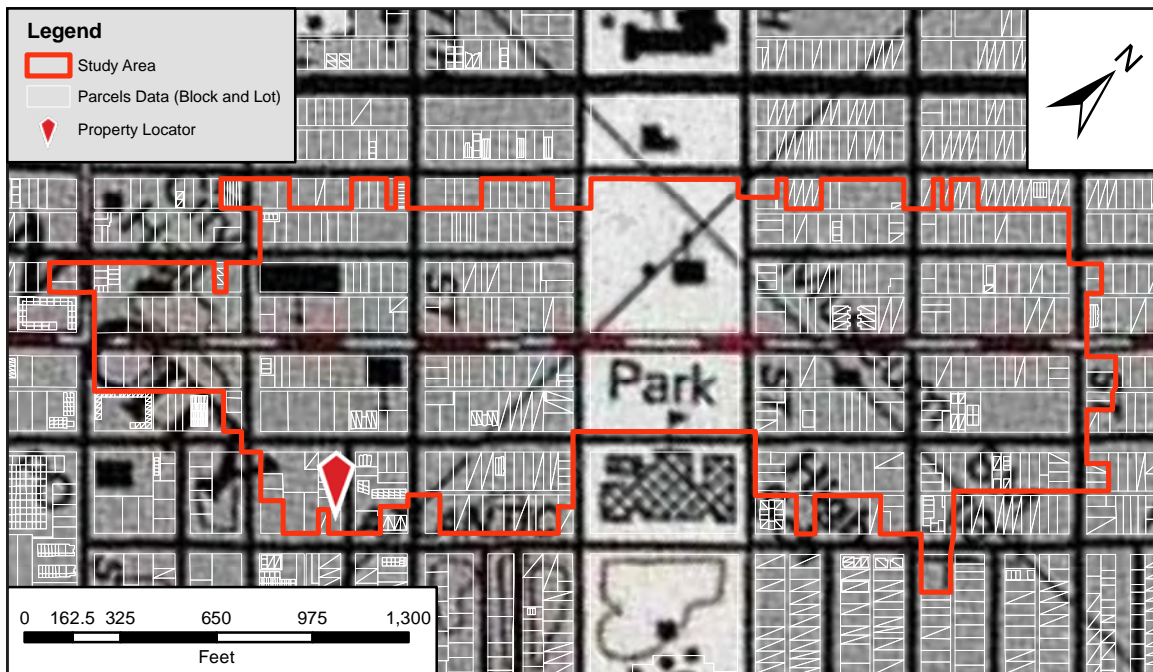
Page 4



Ocean City Architectural Survey  
Block 704, Lot 7  
716 Plymouth Pl.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1127256998

**Property Name:** 501 Seventh St.  
**Address:** 501 Seventh ST

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 6-bay, rectangular-plan, Second Empire-style building, historically a boarding house, was constructed circa 1900. It is located at the northeast corner of Central Avenue and Seventh Street with its principal (long) façade facing south onto Seventh Street. The building's asphalt-shingled mansard roof is capped by a plain molded cornice and pierced by six single-bay 1/1 sash windows. Below the mansard roof is a molded wood cornice with closely spaced paired wood brackets in the late Italianate style. The building is clad in non-original asbestos shingles, although these likely predate the 1960. Windows are mostly 1/1 replacement sash with wood lintels, casings, and sills at the second and third stories, but the pattern is varied to break-up the expanse of the façade. A two-story rectangular bay window is located in the fourth bay from the west, and its 1/1 wood sashes contain patterned stained glass in the upper sash, possibly an original feature. Shallow windows at the first story of the two eastern bays likely denoting a kitchen or service area. The first story features a hipped-roof porch that wraps around the front façade's westernmost four bays and the entire west (side) elevation. The porch is supported by square Doric wood columns on brick piers and has a wood deck. The porch is enclosed by replacement vinyl railings. A portion of the porch on the west (side) elevation is fully enclosed and sided with asbestos shingles. A projecting pedimented wood hood extends over the porch landing of a double-sided staircase connecting to the sidewalk on Seventh Street. The building rests on a full-height brick foundation that is covered with stucco and plywood in some sections. The property has small side yards and sits close to the sidewalk along Seventh Street but is set back from Central Avenue. 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.

**Property ID:**

1127256998

Page 1

☐ (Primary Contact)

501 Seventh Street was built circa 1900, a date that is confirmed by its appearance on historic maps by 1909 (Sanborn Map Company 1909). It was constructed as a rectangular-plan, wood-frame building with a wraparound porch that extended the full length of both the front (south) and side (west) elevations. The porch has since been truncated and removed from the front's two easternmost bays. On the 1937 Sanborn map, the building is labeled as a boarding house with a brick-lined foundation, and the porch had been terminated just past the rectangular bay on the front elevation. The building served as a hotel in 2018 and bore the name of a hotel formerly located a short distance away at 632 Wesley Avenue called "The Luray." According to a previous survey, the building has also been known as Penn Manor (Ocean City Division of Planning & Development 1991). The building is one of the only surviving Second Empire-style rooming houses within the boundaries of the historic district, the other being the Parkside Hotel. The Parkside Hotel occupies a similar position in the district on the corner of Central Avenue and Fifth Street. The boarding 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.

501 Seventh Street was built circa 1900 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. With the exception of some alterations to the porch, 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. Visible exterior fabric is almost mostly replacement materials, although the asbestos shingles likely date prior to 1960. The building retains 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. 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. Seventh Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. 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 Seventh 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

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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1127256998**

**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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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	Insurance Maps of New Jersey Coast, New Jersey	1937
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 v7: Key-contributing to H.D. (1/1/1990)

Notes: Luray Manor property name changed to 501 Seventh St. based on field verification.

501 Seventh Street was evaluated contributing in 2018, not key contributing (Ocean City Division of Planning & Development 1991) 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

**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:**

**1127256998**

Page 3

☐ (Primary Contact)



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Conversion Problem? ☐ ConversionNote: 164

*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.

☐ (Primary Contact)

**Property ID:**

**1127256998**

Page 4

Ocean City Architectural Survey  
 Block 603, Lot 1  
 501 Seventh St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1410876909

**Property Name:** 508-510 Seventh St.

**Ownership:** Private

**Address:** 508-510 Seventh ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	706	8

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story, 4-bay, vernacular, rectangular-plan, wood-frame duplex was constructed in the 1890s in the Second Empire style. It has an asphalt-shingle mansard roof with moderately overhanging eaves above a boxed cornice and features two single-bay shed dormers on the front elevation. It is clad with asbestos shingle siding. All windows contain replacement double-hung 1/1 sash and have plain sills, lintels and casings and molded crowns. Fixed louvered shutters frame the first- and second-story windows on the front elevation. The original wraparound porch was removed or extensively remodeled into the full-width porch that currently spans the front elevation at the first story. It has a flat roof supported by replacement wood posts and wrought-metal railings. Access is via a split wood staircase with wrought-metal railings. The porch shields the centered front entries, which contain the original glazed and paneled wood doors that are surmounted by transoms that have been infilled. Additional entries containing glazed and paneled doors are located on the side elevations. They no longer provide access to the exterior due to the removal/remodeling of the original wraparound porch and currently feature wrought-metal balcony railings. The foundation has been stuccoed. A 2-story, 1-bay, flat-roof rear wing and 1-story, 1-bay, shed-roof addition extend from the south elevation. The duplex has a small front yard that is casually landscaped with bushes set in mulched beds with granite-block borders and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

Stylistic and physical evidence indicates that 508-510 Seventh Street was constructed in the 1890s. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 3-story, wood-frame, rectangular-plan duplex with a wraparound porch. The

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1410876909

**Organization:** Hunter Research, Inc.

original wraparound porch was removed or extensively remodeled into the current full-width porch between 1957 and 1963 (NETR 1957, 1963). According to the 1922 Ocean City Directory, Mary L. Kirby and Mrs. Lelia B. Smith occupied 508 Seventh Street and William G. and Anna Eayre and Clara Selby resided at 510 Seventh Street. Mary L. Kirby worked as a stenographer. 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 appear within the district. It is one of three extant Second Empire duplexes at the western corner of Wesley Avenue and Seventh Street (700-702 Wesley Avenue and 704-706 Wesley Avenue). This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century

508-510 Seventh Street was built in the 1890s during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid one block south of the camp meeting. The building largely retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1909, though the original wraparound porch was removed or extensively remodeled into the current full-width porch between 1957 and 1963 after the district's recommended updated period of significance of 1879 to 1956. 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 Second Empire ornamental details have been lost or covered over. The duplex 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. Seventh Street is one of the streets that run approximately east-west through the district 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.

#### 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(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)	Polk's Ocean City Directory	1924	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1410876909**

**Organization:** Hunter Research, Inc.



Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998
Esposito, Frank J. and Robert J.	Images of American: 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
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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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 v2: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 320

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.

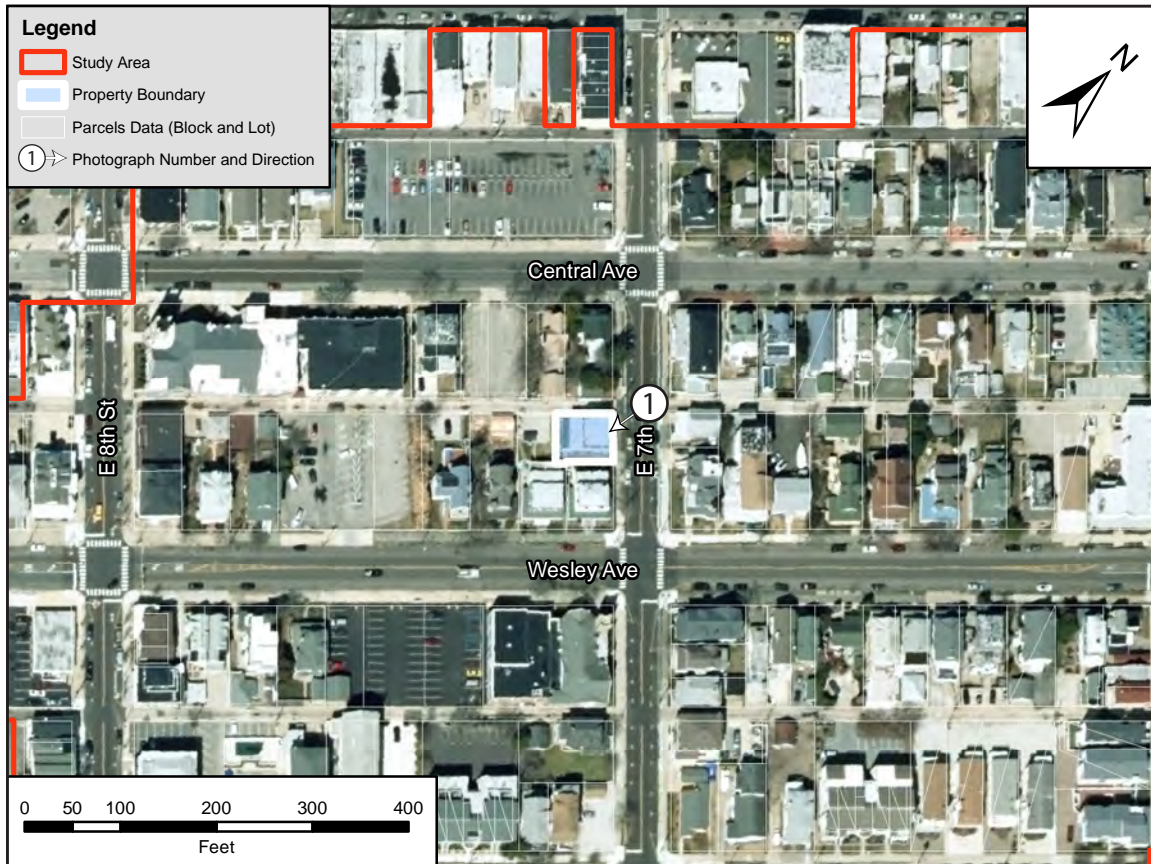
**Property ID:**

**1410876909**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 706, Lot 8  
 508-510 Seventh St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1397598189**

**Property Name:** 509 Seventh St.

**Ownership:** Private

**Address:** 509 Seventh ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	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 1920. 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. The windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds. A two-story porch spans the front elevation and wraps around the east (side) elevation at the second story, terminating at a wing that projects from the east elevation. It is recessed beneath the main roof block, which is supported by square posts and has vinyl picket railings. Access is via a wood staircase with wood plank railings, which is located on the east elevation. The second-story porch shields a side-hall entry containing a glazed and paneled wood door located in the easternmost bay. The second-story porch sits above a 1-story, 2-bay, flat roof wing that extends from the front elevation. This wing has the appearance of having extended and enclosed two of the building's original front porch bays. Access is via a brick staircase with vinyl picket railings located at the front of the porch and oriented parallel to Seventh Street. The first-story porch shields an additional entry, which is located on the east elevation and contains a glazed and paneled door. The westernmost bay of the front wing is open and appears to function as a carport. The building rests on a rusticated concrete-block foundation. The building has a small front yard that has been landscaped with a raised 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.

According to tax records, 509 Seventh Street was constructed in 1920. A review of aerial photography confirms this date of construction,

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1397598189**

**Organization:** Hunter Research, Inc.

with the dwelling first appearing on an aerial dating to 1931 (NETR 1931). A 1937 Sanborn fire insurance map depicts the building as a 2-story, rectangular, wood-frame dwelling with a 1-story front wing and first- and second-story porches on the east elevation (Sanborn Map Company 1937). The 1937 Ocean City Directory reports that I. Barton and Mabel Champion occupied the dwelling. I. Barton Champion worked in insurance. 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.

509 Seventh Street was built in 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 south of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn map of 1937. 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 ornamental details have been removed or covered over, but the original concrete-block foundation survives. 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 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. Seventh Street is one of the streets that run approximately east-west through the district 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.

#### 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:

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	West Jersey History Project	2013	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1397598189**

Page 2

☐ (Primary Contact)



Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1895
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	1893
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
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: Contributing to H.D. (1/1/1990)

Notes:

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

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**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 118

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:**

**-1397598189**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 603, Lot 25  
 509 Seventh St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-2009127007**

**Property Name:** 605-607 Seventh St.  
**Address:** 605-607 Seventh ST

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	2

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 3-bay, vernacular, rectangular, wood-frame dwelling was constructed in the 1900s. It has a cross-gable jerkinhead roof clad with replacement asphalt shingles. A pent roof spans the front elevation above the second story and encloses the attic level. The dwelling is finished with replacement vinyl siding. A 2-story, 3-sided, rectangular, shed-roof bay is located beneath the cross gable on the east elevation and extends to the ground. A 1-story, 3-sided, rectangular, shed-roof bay is located at the second story beneath the cross gable on the west elevation. The windows contain replacement double-hung 1/1 vinyl sash with faux 6/6 muntins set in vinyl surrounds. The full-width, hip-roof porch spanning the front elevation at the first story has been enclosed and is supported by brick piers. The front entry has been relocated to the west elevation, and the door is not visible from the street. Access is via an unoriginal wood staircase and deck with replacement vinyl picket railings on the west elevation. A second-story deck supported by square posts is located above this deck on the west elevation. Access is from the interior of the dwelling. A full-height brick basement supports the dwelling. An entry providing access to a separate basement unit is located at the west side of the front elevation adjacent to a replacement vinyl bay window. The dwelling has a small front yard that is casually landscaped with a lawn 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 605-607 Seventh Street was constructed in the 1900s. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 3-story, wood-frame dwelling with a wraparound porch. The western side of the wraparound porch was

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-2009127007**

Page 1

☐ (Primary Contact)

enclosed between 1909 and 1937. According to the 1922 Ocean City Directory, John and Mary Hawthorne occupied the dwelling. Neither listed an 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.

605-607 Seventh Street was built in the 1900s during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid one block south of the camp meeting. Although the original wraparound porch was altered between 1909 and 1937, the building largely retains its historic orientation, form and massing as documented by Sanborn fire insurance maps of 1909 and 1937. The enclosure of the full-width porch and the relocation of the main entry to the west elevation has impacted integrity of design, but it has not significantly altered the building's form and massing. 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 ornamental details have been lost or covered over. 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. Seventh Street is one of the streets that run approximately east-west through the district 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.

#### 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:

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-2009127007**

Page 2

☐ (Primary Contact)



Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
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 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: 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:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 369

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:**

**-2009127007**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 602, Lot 2  
 605-607 Seventh St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 827799722

**Property Name:** 609 Seventh St.

**Ownership:** Private

**Address:** 609 Seventh ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	3

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 2-bay, vernacular, wood-frame, American Foursquare dwelling was constructed in 1910. It has an asphalt-shingle hip roof with deeply overhanging eaves and is clad with replacement vinyl siding. Gabled dormers are centered on the front and rear elevations, and a 2-story, 3-sided, hexagonal bay projects from the west elevation. The first- and second-story windows contain replacement double-hung 1/1 sash featuring faux 6/6 muntins set in what appear to be vinyl surrounds and surmounted by molded crowns. Replacement six-light sliding vinyl windows are present in the gabled dormer. A full-width porch spans the front elevation at the first story. It has a hip roof supported by Doric columns, is enclosed by replacement vinyl picket railings and is set on brick piers. Access is via a composite wood staircase with vinyl picket railings. The porch shields the side-hall front entry, which contains a glazed and paneled wood door, and the adjacent 3-sided, hexagonal bay. The house sits on a full-height brick basement. An additional entry containing a replacement glazed and paneled door is located at the basement level and presumably provides access to a separate basement unit. The dwelling has a small front yard that has been landscaped with bushes set in graveled 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, 609 Seventh Street was constructed in 1910. Historic aerial photographs confirm this date of construction, with the dwelling first appearing on an aerial dating to 1920. The 1922 Ocean City Directory reports that Samuel Garwood and Warren Moss occupied the residence. Samuel Garwood worked as a carpenter. The dwelling is an example of the American Foursquare type, whose

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

827799722

**Organization:** Hunter Research, Inc.

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 Residential Historic District, with most examples dating from the 1900s to the 1920s.

609 Seventh Street was built in 1910 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid one block south of the camp meeting. The building largely retains its historic orientation, form and massing as documented by the Sanborn map of 1937. 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 full-height brick basement. 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. Seventh Street is one of the streets that run approximately east-west through the district 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.

**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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**827799722**

**Organization:** Hunter Research, Inc.



Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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	1892
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	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

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: 321

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:**

☐ (Primary Contact)

**827799722**

Page 3

Ocean City Architectural Survey  
 Block 602, Lot 3  
 609 Seventh St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1543700380**

**Property Name:** 610 Seventh St.  
**Address:** 610 Seventh ST

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	10

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 705/Lot 10) at 610 Seventh Street contains two structures. The dwelling is located at the front of the property on Seventh Street and was constructed circa 1915. The detached garage is located at the rear of the property adjacent to the alley that forms the property's western boundary and was constructed circa 1930. Both buildings are contributing resources.

#### Dwelling

This 2.5-story with raised basement, 2-bay, vernacular, wood-frame, American Foursquare dwelling was constructed circa 1915. It has an asphalt-shingle hip roof with deeply overhanging eaves and is clad with replacement vinyl shingles. Hipped dormers are located on the front, east and rear elevations, and a brick chimney projects from the south slope of the hipped dormer on the rear elevation. Most windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds, though original paired wood casement windows with diamond-patterned muntins are located in the west bay of the front elevation at the basement level and on the west elevation. A porch spans the front elevation at the first story and wraps around the east elevation. It has a hip roof supported by Doric columns and is enclosed by replacement vinyl picket railings and supported by brick piers. Access is via a wood staircase with replacement vinyl picket railings featuring a quarter turn. The porch shields the side-hall front entry, which contains a glazed and paneled door. The house sits on a full-height brick basement. The dwelling has a small front yard that has been landscaped with a lawn and flowering trees and is set a short

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1543700380**

Page 1

☐ (Primary Contact)

distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection. The dwelling occupies a comparatively large lot, which has been enclosed with a vinyl plank fence.

It is estimated that the dwelling at 610 Seventh Street was constructed circa 1915. Historic aerial photographs confirm this date of construction, with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). By 1922 the dwelling had become associated with the First Presbyterian Church, which stands immediately adjacent to the dwelling, and served as the parsonage. The 1922 Ocean City Directory reports that Reverent Charles F. N. Voegelin, the parson of the First Presbyterian Church, occupied the dwelling with his wife, Margaret H. Voegelin, and Mildred C. Voegelin. 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 Residential Historic District, with most examples dating from the 1900s to the 1920s. It is still owned by and serves as the parsonage for the First Presbyterian Church.

610 Seventh 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 one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn map of 1937. It also retains a historically appropriate fenestration pattern, though most window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but the dwelling retains its wraparound porch and full-height brick basement. 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.

#### Garage

This 1-story, 2-bay, gable-front, wood-frame garage was constructed circa 1930. It has an asphalt-shingle roof and is clad with replacement vinyl shingles. Two modern paneled garage doors grant access to the interior.

It is estimated that the garage at 610 Seventh Street was constructed circa 1930. Historic aerial photographs confirm this date of construction, with the garage first appearing on an aerial dating to 1931 (NETR 1931, 1933).

The garage is contributing to the Ocean City Residential Historic District. It was constructed circa 1930 during the period of significance and retains its historic orientation, form and massing as documented by the Sanborn map of 1937. The presence of modern vinyl shingle cladding and an asphalt shingle-roof have impacted integrity of materials and workmanship, but it possesses the necessary integrity of design, setting, location, feeling and association to be 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 stands immediately adjacent to the First Presbyterian Church and is the historically associated parsonage. Seventh Street is one of the streets that run approximately east-west through the district 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.

#### 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1928		

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

-1543700380

Page 2

☐ (Primary Contact)



(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	West Jersey History Project	2013
(None Listed)	Polk's Ocean City Directory	1937
(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
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 American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
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	Ocean City: America's Greatest Family Resort	2003
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	1892
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
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

**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

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1543700380**

Page 3

☐ (Primary Contact)

Historic District ? ☒

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: 274

*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.

☐ (Primary Contact)

**Property ID:**

**-1543700380**

Page 4

## CONTINUATION SHEET

610 Seventh Street



Photograph 2: Oblique view of the garage at the rear of 610 Seventh Street. View looking southeast.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 705, Lot 10  
610 Seventh St.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 159389385

**Property Name:** 611 Seventh St. (Crescent Lodge)  
**Address:** 611 Seventh ST

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	26
CAPE_MAY	Ocean City		Ocean City	602	25

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story with raised basement, 3-bay, wood-frame, Second Empire-style apartment building/rooming house was constructed in 1907. It has an asphalt-shingle mansard roof with slightly overhanging eaves above a boxed cornice and three gabled dormers (a double window dormer flanked by single window dormers) and is finished with replacement vinyl shingles at the first story and replacement vinyl siding at the second story and on the side elevations. An exterior brick chimney is located on the west (side) elevation. The windows contain replacement double-hung 1/1 vinyl sash. A porch spans the front elevation at the first story and wraps around the east elevation. The porch is slightly recessed beneath the second story and has a hip roof supported by a mix of original Doric columns and replacement square posts. Porch railings are clad with unoriginal vinyl siding. Access is via a wood staircase with wood picket railings oriented parallel to Seventh Street and terminating at a landing under a gabled hood in the porch's center bay. The pedimented staircase was originally a split staircase and the landing is currently supported by concrete piers. The porch shields the centered front entry, which contains a replacement glazed and paneled door framed by sidelights and surmounted by a transom. The porch rests on a full-height brick basement, which features an additional entry containing a modern door centered beneath the front entry. The east bay of the basement beneath the wraparound porch has been enclosed with concrete. The building has a small front yard that has been landscaped with raised beds 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.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

159389385

**Organization:** Hunter Research, Inc.

According to tax records, 611 Seventh Street was constructed in 1907. Historic maps confirm this date of construction, with the building first appearing on the 1909 Sanborn fire insurance map as a 4-story, rectangular, wood-frame rooming house with a wraparound porch known as The Surf. By 1922, the Ocean City Directory reports that the rooming house had been renamed the Elbonar and was operated by Elizabeth P. Bonner. It is currently known as the Crescent Lodge. 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 Second Empire style within Ocean City at the turn of the century.

611 Seventh Street was built in 1907 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 the Sanborn map of 1909. 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 Second Empire-style ornamental details have been removed or covered over. The wraparound porch survives. 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 presently 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 Sixth Street and Seventh Street between Ocean Avenue and Wesley Avenue; 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 neighboring properties on Seventh Street (605, 609 and 610 Seventh Street) are within the boundaries of the Ocean City Residential Historic District, that this property (611 Seventh Street) is over 50 years of age and retains historical integrity and that the residential character of the district continues uninterrupted on both sides of Seventh Street between Wesley Avenue and Ocean Avenue. As such, there is sufficient continuity on the Seventh Street streetscape to incorporate the entirety of this block into the district.

Seventh Street is one of the streets that run approximately east-west through the district 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.

**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:**

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

159389385

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001	
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Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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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	1895	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	
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	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	
Taylor, Frank H	Ocean City, NJ	1903	

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v2: 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:****159389385**

Page 3

☐ (Primary Contact)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 324

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:**

**159389385**

Page 4

☐ (Primary Contact)



Ocean City Architectural Survey  
Block 602, Lot 25 and 26  
611 Seventh St. (Crescent Lodge)  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-208990425**

**Property Name:** 704 Seventh St.  
**Address:** 704 Seventh ST

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	703	4

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 2-bay, rectangular-plan, wood-frame, American Foursquare dwelling was constructed circa 1915. It has an asphalt-shingled hip roof with deeply overhanging box eaves. Centered hipped dormers are located on the front and rear elevations and contain tripled replacement windows. The building is clad with replacement vinyl shingles on the second story and vinyl siding on the first story. The second story has a projecting center bay with two small fixed sash windows under a Palladian-shaped crown. This window treatment is not original although it draws upon a revival-style detail. There is also a projecting rectangular bay under the roof line at the east (side) elevation. A porch spans the front elevation at the first story and wraps around the east elevation. It has a hip roof supported by paired and tripled square Doric columns on rusticated concrete-block piers. The porch is enclosed with replacement vinyl railings. Access is via a vinyl quarter-turn staircase with replacement vinyl railings and composite wood decking. The porch shields a side-hall front entry, which contains a glazed door surrounded by replacement vinyl trim. A 1-story, 3-sided bay window is located on the east elevation under the porch. The house sits on a full-height rusticated concrete block basement that has a modern paneled door with a fanlight in the leftmost bay shielded by the first story porch. Windows are 1/1 vinyl replacement sash with faux muntins in the top pane to give the appearance of 9/1 sash. The windows are surrounded by replacement vinyl lintels, casings and sills. 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.

It is estimated that the dwelling at 704 Seventh Street was constructed circa 1915. Historic aerial photographs confirm this date of

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-208990425**

**Organization:** Hunter Research, Inc.

construction, with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). The dwelling was constructed as a rectangular-plan, wood-frame dwelling with a wraparound porch and a concrete block foundation (Sanborn Map Company 1937). The 1922 Ocean City Directory reports that Aurora E. Evans lived at 704 Seventh Street and did not list an occupation. 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 Residential Historic District, with most examples dating from the 1900s to the 1920s.

704 Seventh 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 south of the camp meeting. 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, though most window sashes have been replaced and a Palladian-style window has been added to the façade. Visible exterior fabric is almost entirely modern replacement material, but the dwelling retains its wraparound porch and full-height rusticated concrete block basement. 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 currently include the buildings immediately west of this one facing Ocean Avenue (701 to 705 Ocean Avenue), but does not extend eastward one lot to include 704 Seventh Street. This 2018 survey recommends that the national/state boundary be amended to extend eastward to include 704 Seventh Street to more closely coincide with the local district boundary. 704 Seventh Street is the easternmost contributing property on the south side of Seventh Street and marks the beginning of an intact streetscape westward to Central Avenue. The property immediately east of 704 Seventh Street is a modern condominium that terminates the district.

Seventh Street is one of the streets that run approximately east-west through the district 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.

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-208990425**

**Organization:** Hunter Research, Inc.

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 American: Ocean City, New Jersey	1996
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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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 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 Expansion

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 388

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**-208990425**

Page 3



Date form completed: 5/31/2018

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

**Surveyor:** Eryn Boyce and Rachel Craft

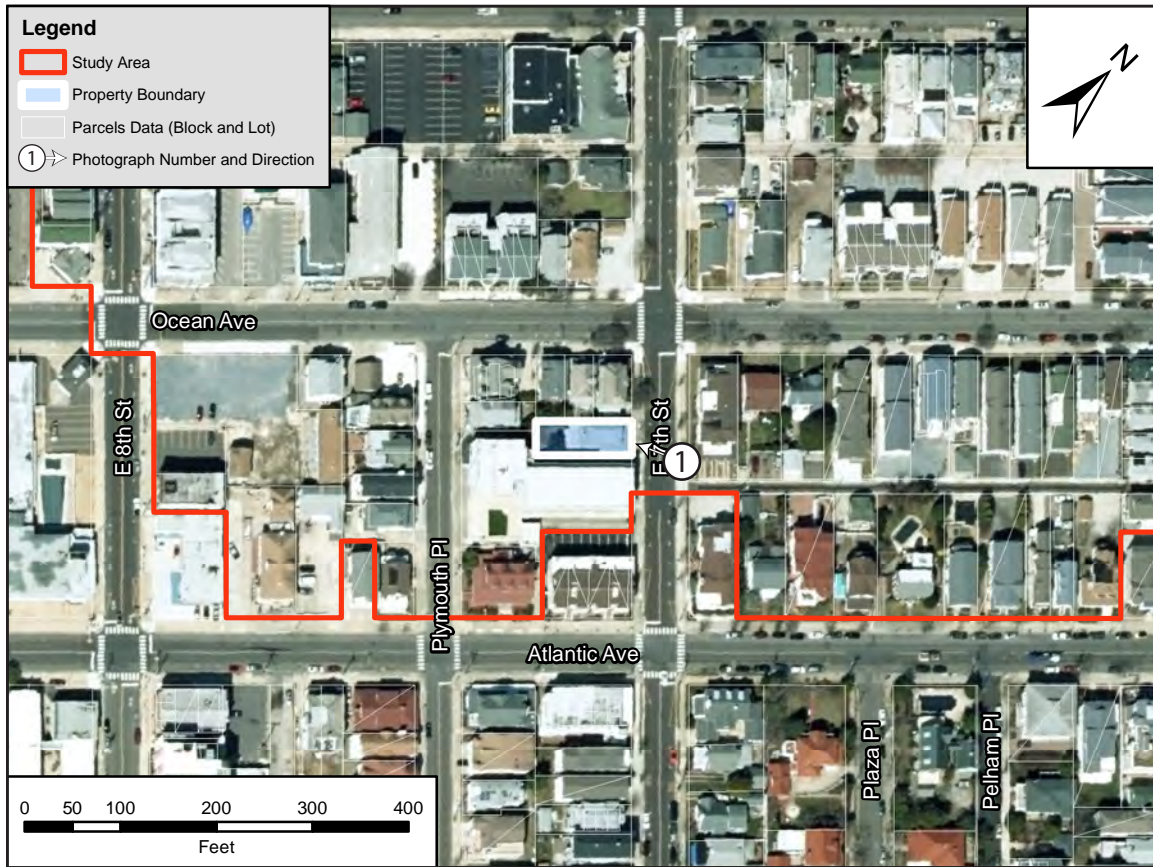
**Organization:** Hunter Research, Inc.

☐ (Primary Contact)

**Property ID:**

**-208990425**

Ocean City Architectural Survey  
 Block 703, Lot 4  
 704 Seventh St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1429186338

**Property Name:** 408 Sixth St.

**Ownership:** Private

**Address:** 408 Sixth ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	604	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 3-bay, vernacular, rectangular-plan, wood-frame dwelling was constructed circa 1920. It has an asphalt-shingle, low-pitched hip roof with moderately overhanging eaves and is clad with replacement asbestos shingles. A 1-story, 2-bay, rectangular bay topped by a hip roof projects from the second story on the front elevation, and an interior brick chimney extends from the roof slope at the rear of the east elevation. The windows contain replacement double-hung 1/1 vinyl sash with plain wood sills, lintels and casings and molded wood crowns on the west elevation. Fixed louvered vinyl shutters frame the first-story windows on the front elevation and the first- and second-story windows on the west elevation. The original full-width porch has been enclosed and extended with an addition to wrap around and span the east elevation. The porch holds the side-hall front entry, which contains a glazed and paneled wood door. A concrete-block foundation supports the porch and addition, which are topped by a deck featuring replacement vinyl picket railings. A modern awning supported by a metal frame shields the deck on the east elevation. The house rests on a brick foundation. The house has a small front 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.

It is estimated that 408 Sixth Street was constructed circa 1920. A review of historic aerials confirms this date of construction, with the dwelling first appearing on an aerial dating to 1931 (NETR 1931). The 1937 Sanborn fire insurance map depicts it as a 2-story, rectangular, wood-frame dwelling with a full-width porch. According to the 1922 Ocean City Directory, Bertram M. and Nan Darby occupied the

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1429186338

**Organization:** Hunter Research, Inc.

dwelling. Bertram M. Darby worked at a real estate and insurance company owned by Frank E. Darby. The company was located in the Bourse Building at 761 Asbury Avenue. 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.

408 Sixth Street was built circa 1920 during the Ocean City Residential Historic District's period of significance and is representative of the vernacular dwellings that predominate within the district. The enclosure of the porch and the 1-story addition to the front and east elevations has obscured the original form of the house. Integrity of design, materials and workmanship is greatly diminished although the dwelling's scale and orientation to the street remains in keeping with other dwellings of a similar age in the historic district. The dwelling retains a historically appropriate fenestration pattern at the second story, but the first story addition has altered the original first-story fenestration pattern. Any original decorative details have been lost or covered with modern materials. The dwelling retains sufficient integrity of setting, location, feeling and association to be recommended contributing.

**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, which occupies the former camp meeting grounds. Sixth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Sixth 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. Sixth Street spans the width of the historic district, with the Ocean City Tabernacle and Veterans Memorial Park located between it and Fifth Street.

**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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1429186338**

**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
Ocean City Div. of Planning & Development	Historic District Survey Forms	1991
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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	1893
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

Survey: CAP GB 70 v2: Non-contributing to H.D. (1/1/1990)

**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: 366

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.

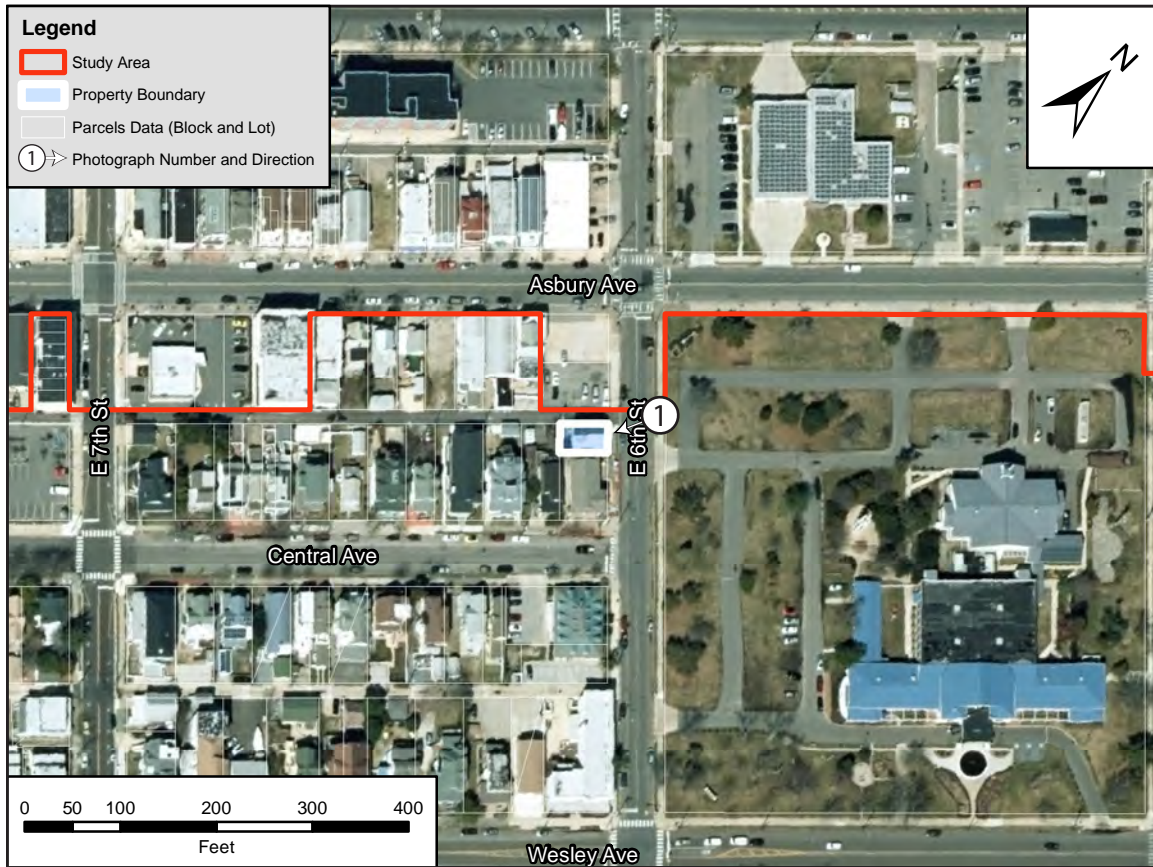
**Property ID:**

**1429186338**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 604, Lot 15  
408 Sixth St.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-682327918**

**Property Name:** 500 Sixth St.

**Ownership:** Private

**Address:** 500 Sixth ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	13
CAPE_MAY	Ocean City		Ocean City	603	14

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 1.5-story, 5-bay, vernacular, wood-frame commercial building was constructed between 1991 and 1995. It has an asphalt-shingle, steeply-pitched hip roof with slightly overhanging eaves above a boxed cornice and is clad with a mix of wood clapboards and wood shingles. Two rows of hipped dormers appear on all four elevations. The dormers feature standing-seam metal roofs. The first row of hipped dormers contain fixed six-light vinyl windows, while the second, smaller, row of hipped dormers feature vents. The first-story windows are a mix of double-hung 1/1 vinyl windows and vinyl awning windows. The two front entries located on the south elevation facing away from Sixth Street are oriented to an adjacent surface parking lot rather than the street. The front entries contain glazed wood doors, and the westernmost entry has sidelights. Access is via a concrete ramp with walls clad with composite beadboard. The building sits on a stuccoed foundation. The building has a small front yard landscaped with a lawn and bushes and is set a short distance from the sidewalk. It faces a parking lot with an entrance from Central Avenue. An additional parking lot is located on the east side of the building off of the alley.

A review of historic aerials indicates that the building was constructed between 1991 and 1995, with the building first appearing on an aerial dating to 1995 (NETR 1991, 1995). It replaced an early-20th-century wood-frame hotel and two early-20th-century wood-frame dwellings (Sanborn Map Company 1890, 1909, 1937). It is currently occupied by the Ocean City Family Practice and LabCorp.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-682327918**

**Organization:** Hunter Research, Inc.

500 Sixth Street is non-contributing to the Ocean City Residential Historic District because its 1991-1995 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 the Ocean City Tabernacle, which occupies the former camp meeting grounds. Sixth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Sixth 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 residential 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. The circa 1995 commercial office building at 500 Sixth Street with its entrances oriented to the parking lot rather than the street is a notable break within the historic streetscape. 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. Sixth Street spans the width of the historic district, with the Ocean City Tabernacle and Veterans Memorial Park located in between it and Fifth Street.

**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:**

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**-682327918**

Page 2



Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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
Sanborn Map Company	Insurance Maps of New Jersey Coast, New Jersey	1937
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: : ()

Notes: 6th and Central property name changed to 500 Sixth St. based on field verification.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 9

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.

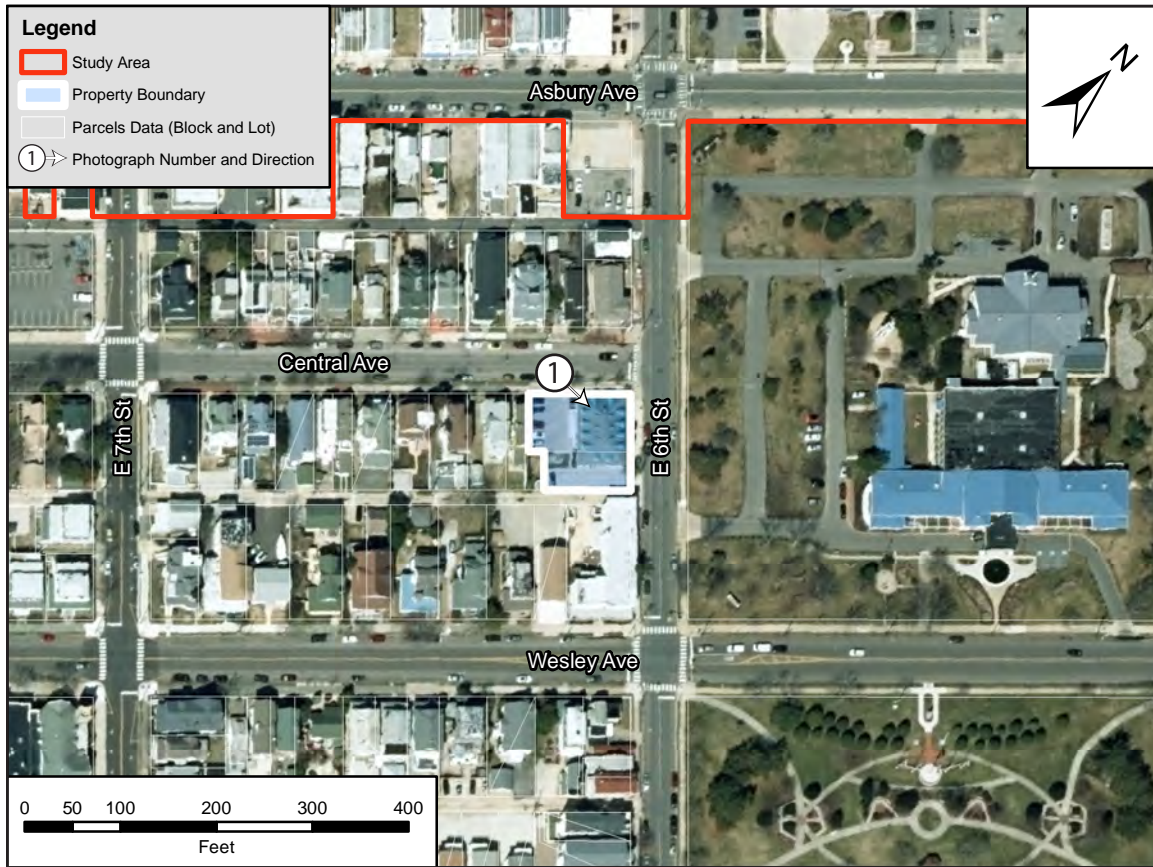
**Property ID:**

☐ (Primary Contact)

**-682327918**

Page 3

Ocean City Architectural Survey  
Block 603, Lot 13 and 14  
500 Sixth Street  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1519605370

**Property Name:** 606 Sixth St.

**Ownership:** Private

**Address:** 606 Sixth ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story with raised basement, 2-bay, vernacular, wood-frame dwelling was constructed in 1920. It has an asphalt-shingle gable roof with slightly overhanging eaves and is clad with replacement vinyl shingles. Decorative vergeboards, which are likely not original, appear in the gable ends at the attic level. A brick chimney projects from the roof ridge, and an exterior brick chimney is located on the east (side) elevation of a rear ell. The windows contain replacement double-hung 1/1 sash and feature plain sills, lintels and casings and molded crowns. A full-width porch spans the first story and the full-height basement on the front elevation. It has a hip or flat roof supported by square posts and vinyl picket railings. Access from the side yard is via a wood composite staircase with vinyl picket railings. It shields a side-hall front entry, which contains a glazed and paneled wood door. An additional side-hall entry containing a glazed and paneled wood door is located at the basement level and may provide access to a separate basement unit. The full-height basement is clad with replacement vinyl shingles, and the foundation is not visible. The house has a small front yard landscaped with a rock garden 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, 606 Sixth Street was constructed in 1920. A review of historic maps confirms this date of construction, with the dwelling first appearing on the 1937 Sanborn fire insurance map as a 2-story, rectangular, wood-frame dwelling with a full-width porch and a rear ell. The 1937 Ocean City Directory reports that C.H. Myers occupied the dwelling. He 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 1950s, though it

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1519605370

**Organization:** Hunter Research, Inc.

does not exhibit a clear style of its own.

606 Sixth Street was built in 1920 during the Ocean City 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 1937. It retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is mostly modern replacement materials and any original decorative details have been removed or covered over, but the dwelling retains its full-width porch. 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. Sixth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Sixth 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. Sixth Street spans the width of the historic district, with the Ocean City Tabernacle and Veterans Memorial Park located between it and Fifth Street.

**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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1519605370**

**Organization:** Hunter Research, Inc.



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
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	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
Sanborn Map Company	Ocean City	1923
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: 604 changed to 606 Sixth 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: 1

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.

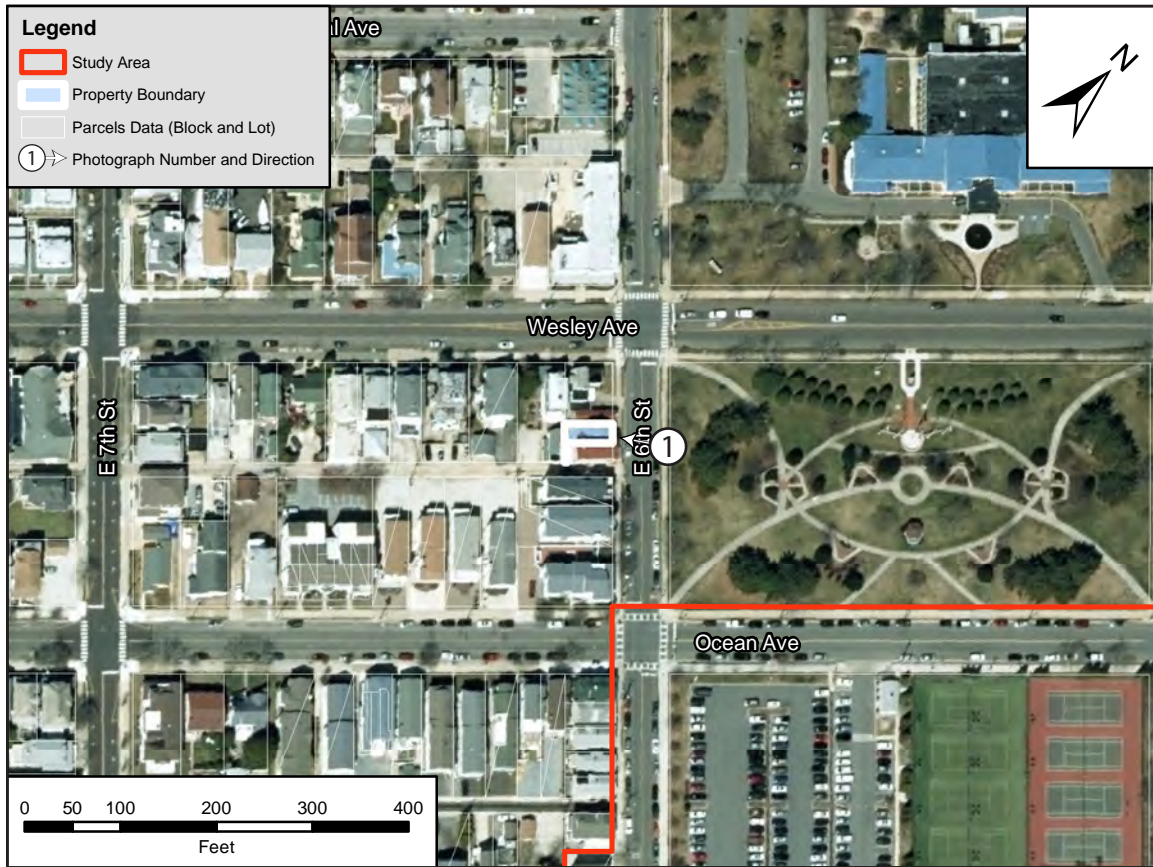
**Property ID:**

☐ (Primary Contact)

**1519605370**

Page 3

Ocean City Architectural Survey  
 Block 602, Lot 15  
 606 Sixth St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-116316887**

**Property Name:** 608 Sixth St. **Ownership:** Private  
**Address:** 608 Sixth ST **Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	16

### Property Photo:



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

### Description:

This 2.5-story with raised basement, 2-bay, vernacular, wood-frame, dwelling was constructed in the 1910s. It has an asphalt-shingle, low-pitched hip roof with moderately overhanging eaves above a boxed cornice and is clad with replacement vinyl siding. A hipped dormer is centered on the front elevation. The windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds. A full-width porch spans the front elevation at the first story. It is recessed beneath a second-story overhang, which is supported by battered wood columns set on brick piers that extend to the ground, suggesting Craftsman-style influences. The porch is enclosed by replacement red wood picket railings. A narrow pent roof spans the front elevation above the porch and wraps around the east and west elevations. Access is via a replacement wood staircase with wood picket railings, which is oriented parallel to Sixth Street. The porch shields the side-hall front entry, which contains a glazed and paneled wood door, and a 3-sided, hexagonal bay window located in the east bay. The porch overhangs the full-height basement, which has been covered with vinyl siding. An additional entry holding a glazed and paneled wood is centered on the front elevation at the basement level and presumably provides access to a separate basement unit. The house has a small front yard landscaped with a raised 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 608 Sixth Street was constructed in the 1910s. A review of historic maps and aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 1920. The 1937 Sanborn fire insurance map depicts it as a 3-story,

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-116316887**

Page 1

☐ (Primary Contact)

rectangular, wood-frame dwelling with a full-width porch. According to the 1937 Ocean City Directory, M.D. Fillman occupied the dwelling. He 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 1950s, though it does not exhibit a clear style of its own.

608 Sixth Street was built in the 1910s during the Ocean City 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 1937. It retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is mostly modern replacement materials and any original decorative details have been removed or covered over, but the dwelling retains its full-width porch with the original battered wood columns and brick piers. 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. Sixth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Sixth 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. Sixth Street spans the width of the historic district, with the Ocean City Tabernacle and Veterans Memorial Park located in between it and Fifth Street.

#### 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-116316887**

**Organization:** Hunter Research, Inc.



McLaughlin, Mark	Ocean City, NJ	1999
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
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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	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

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: 219

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:**

**-116316887**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 602, Lot 16  
 608 Sixth St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-637410992**

**Property Name:** 612-614 Sixth St.

**Ownership:** Private

**Address:** 612-614 Sixth ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	17

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story, 2-bay, contemporary wood-frame duplex was constructed in 2006. It has an asphalt-shingle, gambrel-front roof with moderately overhanging eaves, and a rear wing topped by a gable-front roof. It is clad with vinyl siding at the first and second stories and with vinyl shingles at the third story. A shed dormer and gabled dormers appear on the west elevation. A square tower topped by a steeply-pitched hip roof is located in the easternmost bay of the third story. Windows contain double-hung 1/1 sash featuring faux 6/6 muntins set in vinyl surrounds with molded vinyl crowns. A 2-story porch spans the front elevation. It is topped by a pent roof and a balcony at the third story, both of which are supported by square Doric columns. The first-story porch shields the front entries to both units, which are located in the westernmost bay and contain glazed and paneled doors. A 2-car garage is located at the basement-level of the rear wing. It is topped by a pent roof featuring gabled dormers. The foundation has been faced with brick. The duplex has a small front yard landscaped with a lawn and decorative plants. It is set a short distance from the sidewalk.

According to tax records, 612-614 Sixth Street was constructed in 2006. A review of historic aerials confirms this date of construction, with the duplex appearing on an aerial dating to 2006 (NETR 2006). It replaced a late-19th or early-20th-century wood-frame dwelling (Sanborn Map Company 1890, 1909; NETR 2002, 2006).

### 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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-637410992**

**Organization:** Hunter Research, Inc.

(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; 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 state/national and local historic districts because it postdates the recommended updated period of significance (1879-1956) and is located in an area at the edge of the district where the continuity of the district has been broken by new construction. 612 Sixth Street is one of three modern residential buildings that occupy the south side of Sixth Street between the alley and Ocean Avenue.

The property is located directly opposite Veteran's Memorial Park, which occupies the former camp meeting grounds. Sixth 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. Sixth 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. While many properties on Sixth Street retain their historic houses, demolition and new construction have noticeably interrupted the historic streetscape in some locations. 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.

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
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 American: Ocean City, New Jersey	1996	
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 and Susan	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-637410992**

**Organization:** Hunter Research, Inc.



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	Ocean City	1923
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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v2: Non-contributing to H.D. (1/1/1990)

**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: 244

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.

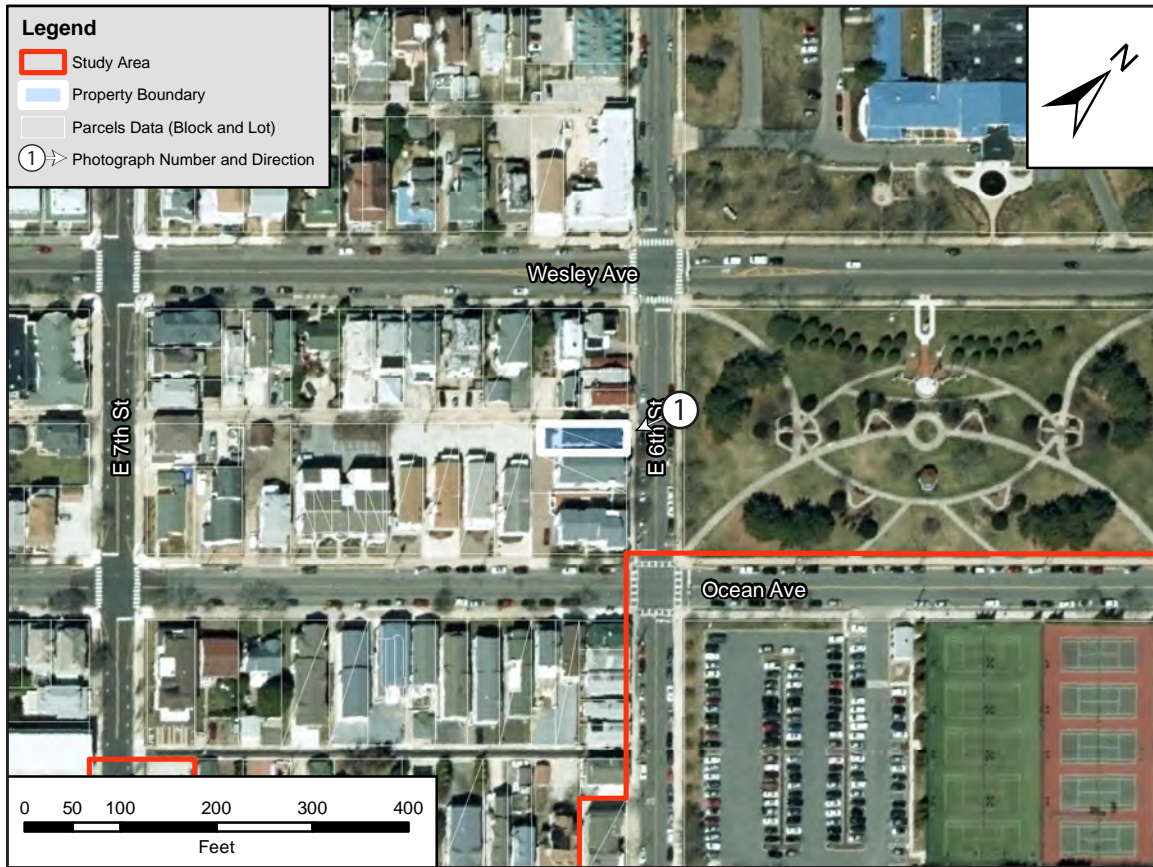
**Property ID:**

**-637410992**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 602, Lot 17  
 612-614 Sixth St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1576257197

**Property Name:** 702 Sixth St. **Ownership:** Private  
**Address:** 702 Sixth ST **Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	12

### Property Photo:



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

### Description:

This 2.5-story, 3-bay, vernacular, gable-front dwelling was constructed in 1920 with Colonial Revival influences. It has an asphalt-shingle roof with deeply overhanging eaves above a classicized cornice and is clad with asbestos shingles. A pent roof spans the front elevation above the second story and encloses the gable at the attic level. A hipped dormer is located on the west elevation, and a 1-story, 3-sided, rectangular bay projects from the first story of the east elevation. The first-story windows on the side elevation and the second-story windows retain the original double-hung 12/1 wood sash and feature wood sills, lintels and casings and molded wood crowns. A 2-story porch spans the front elevation. It is recessed beneath the main roof block and the pent roof, which is supported at the second story by grouped Doric columns set on piers clad with asbestos shingles. The second-story porch has railings clad with asbestos shingles. The porch has been enclosed at the first story. It is dominated by a multi-light wood picture window, which features a wood sill, lintel and casing and is surmounted by a molded wood crown. The side-hall front entry is located in the first-story porch. It contains a glazed and paneled door framed by pilasters and surmounted by a broken triangular pediment. Access is via a concrete staircase with wrought-metal railings. The house sits on a brick foundation. The dwelling has a small front yard that has been paved 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, 702 Sixth Street was constructed in 1920. A review of historic aerials confirms this date of construction, with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). A Sanborn fire insurance map of 1937 depicts the dwelling as a 2-story,

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

Page 1

☐ (Primary Contact)

1576257197

rectangular, wood-frame dwelling with a full-width, 2-story porch (Sanborn Map Company 1937). The 1924 Ocean City Directory reports that Stanley M. and Jennie Pontiere occupied the dwelling. Stanley M. Pontiere was the president of Stanley M. Pontiere, Inc., which was a real estate and insurance company located at 933 Asbury Avenue. The dwelling is an example of the Colonial Revival style, which appears regularly within the Ocean City Residential Historic District, 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. It also features a 2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture.

702 Sixth Street largely retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937. Although the enclosure of the porch at the first story detracts from the building's historic character, much of the dwelling retains a historically appropriate fenestration pattern. It appears that the dwelling also retains its original wood windows. While modern replacement materials, most notably an asphalt-shingle roof, are present on the exterior, original exterior fabric, including the porch's wood Doric columns and the brick foundation, survives. The asbestos shingles while probably not original to 1920, likely date to the mid-20th century. As such, it possesses moderate integrity of design, materials and workmanship. Integrity of location, setting, feeling and association have been negatively impacted by the demolition of the original Ocean City High School across the street from the dwelling, as well as post-2005 construction within the 600 block of Sixth Street, visually and architecturally segregating the 700 block. The dwelling is a representative example of a vernacular, gable-front, Colonial Revival-style dwelling with a 2-story, full-width porch, which is common within the study area and Ocean City, and lacks individual architectural significance.

#### Setting:

The property is located outside of and approximately 240 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; 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 state/national and local historic districts because it is located in an area at the edge of the district where the continuity of the district has been broken by demolition and new construction. Nearby properties to the south side of Sixth Street (612-614 Sixth Street and 616-618 Sixth Street) and on the west side of Ocean Avenue (608 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 614 Ocean Avenue) are new construction, visually separating the 700 block of Sixth Street from the core of the historic district. The three new buildings on the south side of Sixth Street break the rhythm of the streetscape as seen by pedestrians and thus represent a loss of integrity of setting, feeling, association and design, while the new buildings on Ocean Avenue serve as an additional visual barrier to the continuity of the district.

The property stands directly opposite the municipal parking lot and tennis courts located on the block bounded by Atlantic Avenue, Ocean Avenue, Fifth Street and Sixth Street, which was formerly the site of the Ocean City High School. Sixth 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. Sixth 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. While many properties on Sixth Street retain their historic houses, demolition and new construction have noticeably interrupted the historic streetscape in some locations. 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.

#### 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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
(None Listed)	Boyd's Ocean City Directory	1922	(if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1576257197**

**Organization:** Hunter Research, Inc.



(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
(None Listed)	Polk's Ocean City Directory	1924
(None Listed)	West Jersey History Project	2013
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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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

**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:** not applicable

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1576257197**

Page 3

☐ (Primary Contact)

**Status:**

**Associated Archeological Site/Deposits?**

☐

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

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Conversion Problem? ☐

ConversionNote: 88

*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

☐ (Primary Contact)

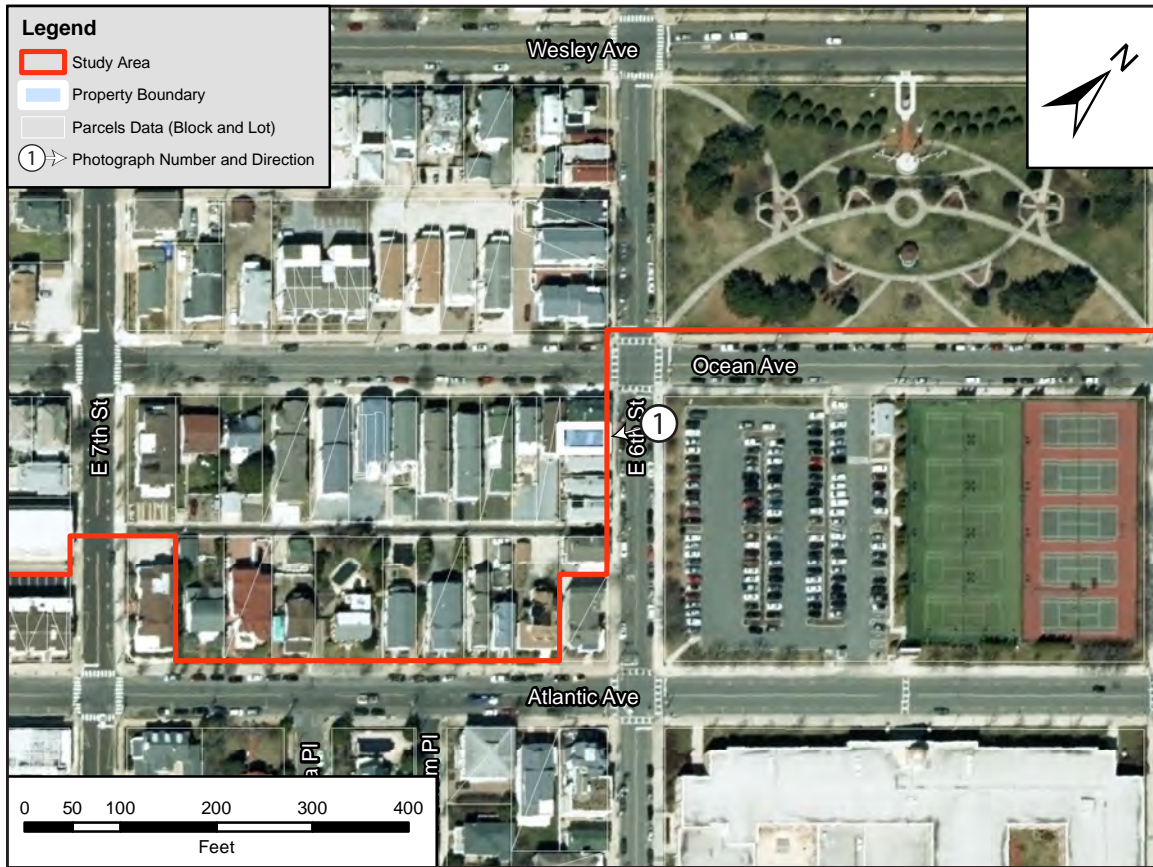
**Organization:** Hunter Research, Inc.

**Property ID:**

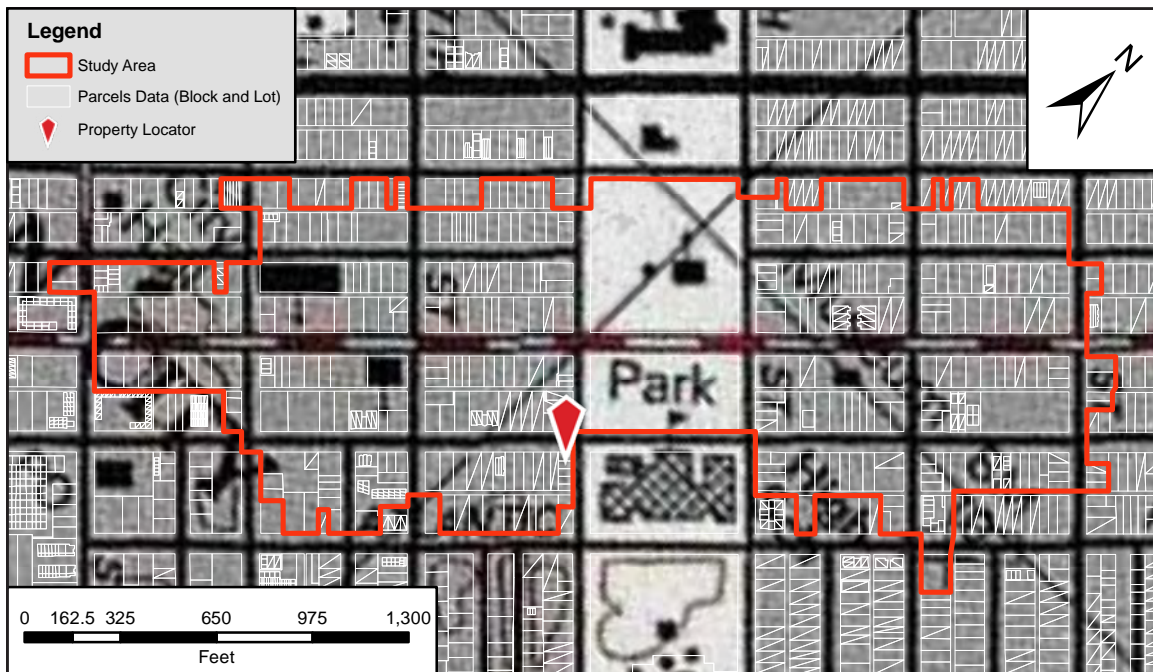
**1576257197**

Page 4

Ocean City Architectural Survey  
 Block 601, Lot 12  
 702 Sixth St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1712833144**

**Property Name:** 704 Sixth Street

**Ownership:** Private

**Address:** 704 Sixth ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	13

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, vernacular, gable-front dwelling was constructed circa 1920. 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, which is finished with replacement vinyl fish-scale shingles at the attic level. A brick chimney projects from the roof ridge. A hipped dormer is located on the west elevation, and a 1-story, 3-sided, hexagonal bay topped by a hip roof extends from the first story of the east elevation. The first-story windows and the second-story windows on the side elevations contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds, and a vinyl fixed or awning window appears at the attic level on the front elevation. A 2-story porch spans the front elevation. It is recessed beneath the main roof block and the pent roof, which is supported by massive square columns clad with vinyl siding set on brick piers. The porch has been enclosed at the second story and features non-original sliding vinyl windows. The porch is open at the first story and has replacement vinyl picket railings and square posts supporting the second story. Access is via a central concrete staircase with replacement vinyl picket railings. The first-story porch shields the centered front entry, which contains a non-original glazed and paneled door. The house sits on a brick foundation. The dwelling has a small front yard that has been paved and is set a short distance from the sidewalk. A wood picket fence encloses the front yard. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 704 Sixth Street was constructed circa 1920. A review of historic aerials confirms this date of construction, with the

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1712833144**

**Organization:** Hunter Research, Inc.



dwelling first appearing on an aerial dating to 1920 (NETR 1920). A Sanborn fire insurance map of 1937 depicts the dwelling as a 2-story, rectangular, wood-frame dwelling with a full-width, 2-story porch (Sanborn Map Company 1937). According to the 1922 Ocean City Directory, Aurora Evans occupied the dwelling. Aurora Evans did not list an occupation. 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 a 2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture.

704 Sixth Street is located on a rectangular lot within the street grid less than one block south of the camp meeting and directly across from the municipal parking lot and tennis courts located on the block bounded by Atlantic Avenue, Ocean Avenue, Fifth Street and Sixth Street, which was formerly the site of the Ocean City High School. The building largely retains its historic orientation, form and massing as documented by a historic Sanborn fire insurance map of 1937, though the full-width porch has been enclosed at the second story on the front elevation. Although the dwelling retains a historically appropriate fenestration pattern at the first story, the enclosure of the porch at the second story detracts from the building's historic character and the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, and any original decorative details and ornamentation have been lost or covered over. Integrity of location, setting, feeling and association have been negatively impacted by the demolition of the original Ocean City High School across the street from the dwelling, as well as post-2005 construction within the 600 block of Sixth Street, visually and architecturally segregating the 700 block. The dwelling is a representative example of a vernacular, gable-front, Colonial Revival-style dwelling with a 2-story, full-width porch, which is common within the study area and Ocean City, and lacks individual architectural significance.

#### Setting:

The property is located outside of and approximately one block 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; 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 state/national and local historic districts because it is located in an area at the edge of the district where the continuity of the district has been broken by demolition and new construction. Nearby properties to the south side of Sixth Street (612-614 Sixth Street and 616-618 Sixth Street) and on the west side of Ocean Avenue (608 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 614 Ocean Avenue) are new construction, visually separating the 700 block of Sixth Street from the core of the historic district. The three new buildings on the south side of Sixth Street break the rhythm of the streetscape as seen by pedestrians and thus represent a loss of integrity of setting, feeling, association and design, while the new buildings on Ocean Avenue serve as an additional visual barrier to the continuity of the district.

The property stands directly opposite the municipal parking lot and tennis courts located on the block bounded by Atlantic Avenue, Ocean Avenue, Fifth Street and Sixth Street, which was formerly the site of the Ocean City High School. Sixth 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. Sixth 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. While many properties on Sixth Street retain their historic houses, demolition and new construction have noticeably interrupted the historic streetscape in some locations. 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.

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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
(None Listed)	Polk's Ocean City Directory	1937	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	

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

Property ID:

Page 2

Surveyor: Eryn Boyce and Rachel Craft

☐ (Primary Contact)

-1712833144

Organization: Hunter Research, Inc.

(None Listed)	Polk's Ocean City Directory	1928
(None Listed)	West Jersey History Project	2013
(None Listed)	Polk's Ocean City Directory	1924
(None 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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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
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: 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

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1712833144**

Page 3

☐ (Primary Contact)

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

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Conversion Problem? ☐ ConversionNote: 288

*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.

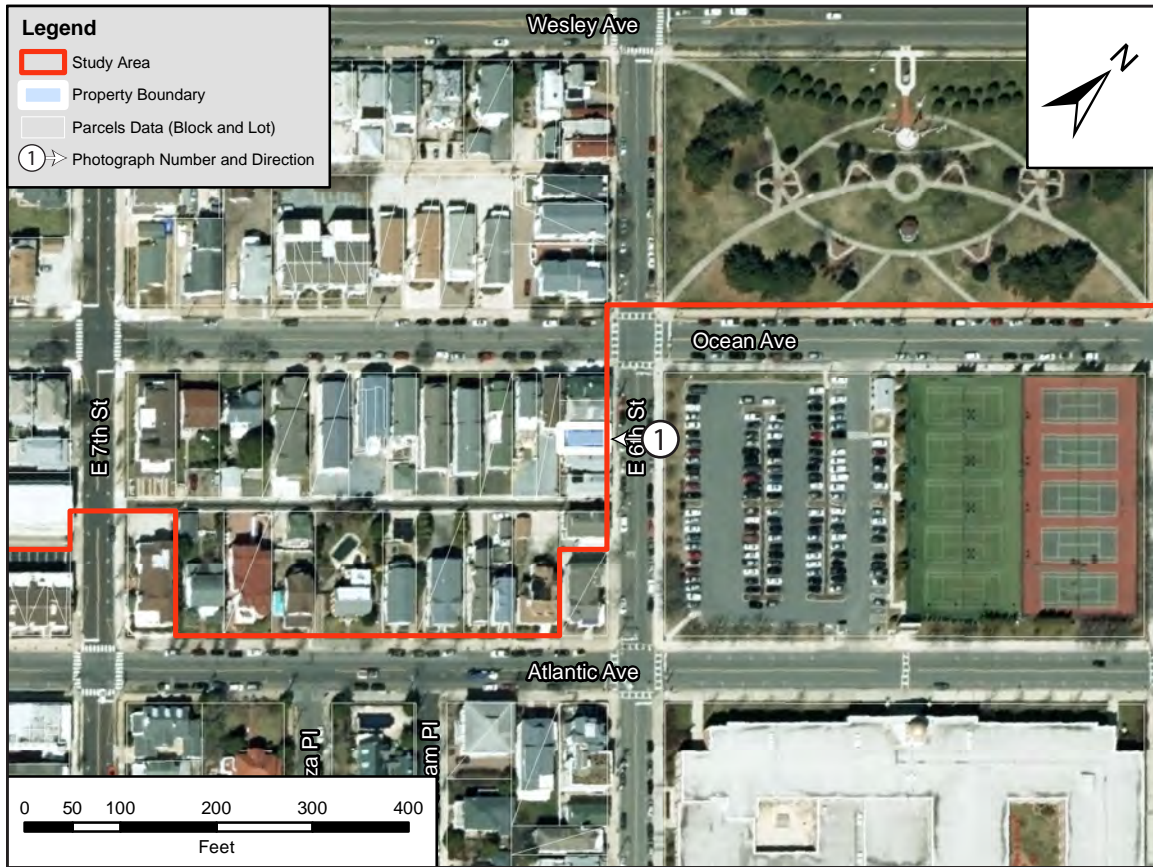
**Property ID:**

**-1712833144**

Page 4

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 601, Lot 13  
704 Sixth Street  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 880211822

**Property Name:** 706 Sixth St.

**Ownership:** Private

**Address:** 706 Sixth ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	14

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 3-bay, vernacular, wood-frame dwelling was constructed circa 1920 with Colonial Revival influences. It has an asphalt-shingle, front-facing jerkinhead roof with flared deeply overhanging eaves above a boxed cornice and is clad with replacement vinyl siding. A pent roof spans the front elevation above the first story and encloses the second story. A brick chimney projects from the roof ridge, and three shed dormers are located on the west (side) elevation. A shed dormer on the east (side) elevation extends through the roofline and is flush with the first-story wall. The windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds. Non-original fixed paneled vinyl shutters frame the windows on the front elevation. A full-width porch spans the front elevation at the first story. It is recessed beneath the second story, which is supported by massive square columns clad with replacement vinyl shingles at the corners and square posts, and has vinyl turned post railings. Access is via a central staircase with vinyl turned post railings. The porch shields the centered front entry, which contains a non-original glazed and paneled door. The porch foundation has been faced with permastone. A concrete foundation supports the dwelling. The dwelling has a small front yard that has raised beds planted with decorative plants set a short distance from the sidewalk. A wood picket fence encloses the side yard. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 706 Sixth Street was constructed circa 1920. A review of historic aerials confirms this date of construction, with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). A Sanborn fire insurance map of 1937 depicts the dwelling as a 2-story, rectangular, wood-frame dwelling with a full-width porch at the first story (Sanborn Map Company 1937). According to the 1922 Ocean City

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

880211822

**Organization:** Hunter Research, Inc.

Directory, Frank K. Phillips occupied the dwelling. Frank K. Phillips did not list an occupation. The dwelling is an example of the vernacular Colonial Revival style, which appears regularly within the Ocean City Residential Historic District, 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.

706 Sixth Street retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937. It also has 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 and ornamentation have been lost or covered over. Integrity of location, setting, feeling and association have been negatively impacted by the demolition of the original Ocean City High School across the street from the dwelling, as well as post-2005 construction within the 600 block of Sixth Street, visually and architecturally segregating the 700 block. The dwelling is a representative example of a vernacular, gable-front, Colonial Revival-style dwelling, which is common within the study area and Ocean City, and lacks individual architectural significance.

#### Setting:

The property is located outside of and approximately one block 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; 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 state/national and local historic districts because it is located in an area at the edge of the district where the continuity has been broken by demolition and new construction. Properties to the south side of Sixth Street (612-614 Sixth Street and 616-618 Sixth Street) and on the west side of Ocean Avenue (608 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 614 Ocean Avenue) are new construction, visually separating the 700 block of Sixth Street from the core of the historic district. The three new buildings on the south side of Sixth Street break the rhythm of the streetscape as seen by pedestrians and thus represent a loss of integrity of setting, feeling, association and design, while the new buildings on Ocean Avenue serve as an additional visual barrier to the continuity of the district.

The property stands directly opposite the municipal parking lot and tennis courts located on the block bounded by Atlantic Avenue, Ocean Avenue, Fifth Street and Sixth Street, which was formerly the site of the Ocean City High School. Sixth 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. Sixth 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. While many properties on Sixth Street retain their historic houses, demolition and new construction have noticeably interrupted the historic streetscape in some locations. 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.

#### 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:

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**880211822**

**Organization:** Hunter Research, Inc.

(None Listed)	West Jersey History Project	2013
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 American: Ocean City, New Jersey	1996
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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
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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	1892
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
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: Contributing to H.D. (1/1/1990)

Notes:

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

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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)

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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:**

**880211822**

Page 3

☐ (Primary Contact)

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Conversion Problem? ☐ ConversionNote: 189

*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.

☐ (Primary Contact)

**Property ID:**

**880211822**

Page 4



Ocean City Architectural Survey  
 Block 601, Lot 14  
 706 Sixth St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1864040681

**Property Name:** 708 Sixth St.

**Ownership:** Private

**Address:** 708 Sixth ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	15

### 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 1920. It has an asphalt-shingle roof with deeply overhanging eaves and is clad with replacement artificial shingles. A pent roof spans the front elevation above the second story and encloses the gable, which is finished with unoriginal fish-scale shingles, at the attic level. A brick chimney projects from the western slope of the roof directly beneath the roof ridge. A hipped dormer is located on and spans the length of the east (side) elevation, and a gabled dormer on the west (side) elevation has been extended to the rear of dwelling with a shed-roof addition. Windows contain a mix of double-hung 1/1 replacement vinyl sash and fixed replacement vinyl sash set in vinyl surrounds. A 2-story porch spans the front elevation. It is recessed beneath the main roof block and is supported by square brick piers and replacement wood posts at the first story. The second-story porch, which likely originally functioned as a sleeping porch, has been enclosed and features an altered fenestration pattern with non-original triple vinyl casement windows. The first-story porch is open and has replacement wood picket railings. Access is via a central staircase with a metal railing. The first-story porch shields the centered front entry, which contains a non-original glazed and paneled door. The dwelling rests on a concrete foundation. The dwelling has a small front yard that is landscaped with bushes and decorative plants 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 Sixth Street was constructed in 1920. A review of historic aerials confirms this date of construction, with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). A Sanborn fire insurance map of 1937 depicts the dwelling as a 2-story,

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1864040681

**Organization:** Hunter Research, Inc.

rectangular, wood-frame dwelling with a full-width, 2-story porch (Sanborn Map Company 1937). The 1924 Ocean City Directory reports that Jules DeWaele, Jr. occupied the dwelling. Jules DeWaele, Jr. did not list an occupation. 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 a 2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture.

708 Sixth Street largely retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937, though the full-width porch has been enclosed at the second story on the front elevation. Although the dwelling retains a historically appropriate fenestration pattern at the first story, the enclosure of the porch at the second story detracts from the building's historic character and the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, and any original decorative details and ornamentation have been lost or covered over. Integrity of location, setting, feeling and association have been negatively impacted by the demolition of the original Ocean City High School across the street from the dwelling, as well as post-2005 construction within the 600 block of Sixth Street, visually and architecturally segregating the 700 block. The dwelling is a representative example of a vernacular, gable-front, dwelling with a 2-story, full-width porch, which is common within the study area and Ocean City, and lacks individual architectural significance.

#### Setting:

The property is located outside of and approximately 330 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; 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 state/national and local historic districts because it is located in an area at the edge of the district where the continuity has been broken by demolition and new construction. Nearby properties to the south side of Sixth Street (612-614 Sixth Street and 616-618 Sixth Street) and on the west side of Ocean Avenue (608 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 614 Ocean Avenue) are new construction, visually separating the 700 block of Sixth Street from the core of the historic district. The three new buildings on the south side of Sixth Street break the rhythm of the streetscape as seen by pedestrians and thus represent a loss of integrity of setting, feeling, association and design, while the new buildings on Ocean Avenue serve as an additional visual barrier to the continuity of the district.

The property stands directly opposite the municipal parking lot and tennis courts located on the block bounded by Atlantic Avenue, Ocean Avenue, Fifth Street and Sixth Street, which was formerly the site of the Ocean City High School. Sixth 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. Sixth 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. While many properties on Sixth Street retain their historic houses, demolition and new construction have noticeably interrupted the historic streetscape in some locations. 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.

#### 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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Boyd's Ocean City Directory	1921		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1864040681**

**Organization:** Hunter Research, Inc.

(None Listed)	Polk's Ocean City Directory	1928
(None Listed)	West Jersey History Project	2013
(None Listed)	Polk's Ocean City Directory	1924
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
Esposito, Frank J. and Robert J.	Images of American: 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	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

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:** not applicable

**Status:**

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1864040681**

Page 3

☐ (Primary Contact)



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

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Conversion Problem? ☐ ConversionNote: 289

*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.

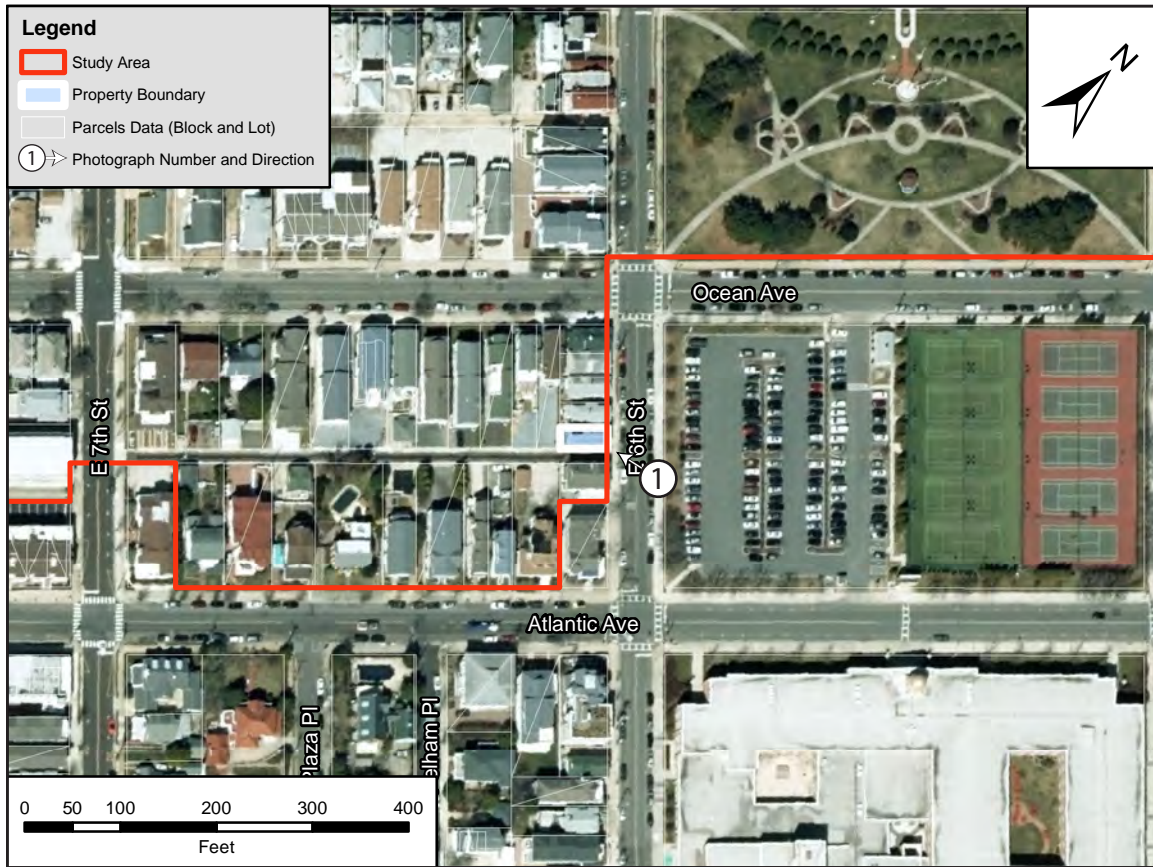
☐ (Primary Contact)

**Property ID:**

**1864040681**

Page 4

Ocean City Architectural Survey  
 Block 601, Lot 15  
 708 Sixth St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 53699155

**Property Name:** 710 Sixth St.

**Ownership:** Private

**Address:** 710 Sixth ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	601	16

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, vernacular, gable-front, vinyl-sided, wood-frame dwelling was constructed circa 1915. It has an asphalt-shingle roof with deeply overhanging and filled eaves. A pent eave spans the front elevation above the second story and encloses the gable, which has paired non-original picture windows in the peak. An exterior brick chimney projects from the west (side) elevation. A shed-roof dormer is located on the west elevation behind the chimney. The front elevation houses a set of six replacement 1/1 vinyl sash windows with faux muntins set in vinyl surrounds. A 3-sided bay window is located under the overhanging roof eaves on the east (side) elevation of the second story. A non-original open deck is accessible via a sliding glass door on the second story above a garage addition. The first story contains a slightly recessed entryway that is flanked by paired replacement 1/1 vinyl sashes with faux muntins set in replacement vinyl surrounds. The entryway consists of a replacement glazed door with a sidelight to the right. The door is surrounded by replacement trim with Corinthian-style ornamentation in the upper corners. A replacement vinyl and composite wood staircase with a quarter turn leads to the entry. A single-car garage addition, which was completed between 1963 and 1987, is located on the east elevation and contains a modern overhead garage door. The second story deck provides an overhang to the garage and is supported by round Doric columns on the first story. The dwelling rests on a concrete foundation. The dwelling is set a short distance from the sidewalk and has a concrete driveway leading to the garage. The building has not been elevated or otherwise altered for flood protection.

According to historic aerial photography and historic maps, 710 Sixth Street was constructed circa 1915 (NETR 1920; Sanborn Map

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

53699155

**Organization:** Hunter Research, Inc.

Company 1923). A Sanborn fire insurance map of 1937 depicts the dwelling as a 2-story, rectangular, wood-frame dwelling with a full-width, 2-story porch (Sanborn Map Company 1937). It is unclear when the 2-story porch was enclosed. It is estimated that the garage and deck addition on the east elevation was completed between 1963 and 1987 (NETR 1963, 1970, 1987).

710 Sixth Street is located on a rectangular lot within the street grid less than one block south of the camp meeting and directly across from the municipal parking lot and tennis courts located on the block bounded by Atlantic Avenue, Ocean Avenue, Fifth Street and Sixth Street, which was formerly the site of the Ocean City High School. It has low integrity of design, materials and workmanship. The building largely retains its historic orientation, form and massing as documented by a historic Sanborn fire insurance map of 1937, though the 2-story, full-width porch has been enclosed on the front elevation, which has altered its historic fenestration pattern. The window sashes have also been replaced. Visible exterior fabric is almost entirely modern replacement material, and any original decorative details and ornamentation have been lost or covered over. Integrity of location, setting, feeling and association are present, though these have been negatively impacted by the demolition of the original Ocean City High School across the street from the dwelling. The dwelling is a representative example of a vernacular, gable-front dwelling, which is a common type within the study area and Ocean City, and lacks individual architectural significance. In addition, it has no known associations with significant historical events or people.

**Setting:**

The property is located outside and approximately one block 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. The dwelling is also located outside and 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. Neighboring properties on the south side of Sixth Street (612-614 Sixth Street and 616-618 Sixth Street) and on the west side of Ocean Avenue (600-602 Ocean Avenue, 608 Ocean Avenue, 610 Ocean Avenue, 612 Ocean Avenue, 614 Ocean Avenue) are new construction. The three new buildings on the south side of Sixth Street break the rhythm of the streetscape and thus represent a loss of integrity of setting, feeling, association and design, while the new buildings on Ocean Avenue serve as an additional visual barrier to the continuity of the district. The construction of the Ocean City High School surface parking lot across Sixth Street between Ocean Avenue and Atlantic Avenue also disrupts the continuity of the historic feeling of the street east of the alley between Wesley Avenue and Ocean Avenue south of Sixth 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.

Sixth 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. Sixth 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. While many properties on Sixth Street retain their historic houses, demolition and new construction have noticeably interrupted the historic streetscape in some locations. 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.

**Registration  
and Status  
Dates:**

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

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

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public	2018		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**53699155**

**Organization:** Hunter Research, Inc.



	Library	
(None Listed)	Boyd's Ocean City Directory	1922
(None Listed)	Polk's Ocean City Directory	1928
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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	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	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 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:** not applicable

**Status:**

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**53699155**

Page 3

☐ (Primary Contact)

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

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Conversion Problem? ☐ ConversionNote: 34

*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.

☐ (Primary Contact)

**Property ID:**

**53699155**

Page 4

Ocean City Architectural Survey  
 Block 601, Lot 16  
 710 Sixth St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-526807499**

**Property Name:** 501-503 Third St.

**Ownership:** Private

**Address:** 501-503 Third ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	209	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 3-bay, vernacular, rectangular-plan, dwelling was constructed circa 1920. It has a hipped roof with deeply overhanging eaves that is clad with asphalt shingles. Replacement vinyl siding covers the rest of the dwelling. The front elevation is dominated by a 2-story, full-width porch that is recessed under the roof. The porch is supported with wood columns that rest on concrete piers. The second story porch has a wood deck while the first story has a replacement composite wood deck. Both porches are enclosed with non-original vinyl railings and balusters. The second story porch shields a replacement glazed door between two windows. The first story porch shields two partially glazed and paneled doors in the left and right bays and paired windows in the middle bay. Windows are 1/1 vinyl replacement sashes surrounded by wood lintels and casings. The dwelling rests on a concrete foundation. There is a front-gabled wood garage to the right of the dwelling that faces Third Street.

According to tax records, 501-503 Third Street was constructed circa 1920 (NETR 1920; Sanborn Map Company 1923). This date is confirmed by the dwelling's appearance on a Sanborn map of 1923 as a wood-frame dwelling with a full-width front porch (Sanborn Map Company 1923). The 1922 Ocean City Directory lists Birdie L. Baum as the resident of 501 Third Street. Baum did not list an occupation (Boyd 1922). 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.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-526807499**

**Organization:** Hunter Research, Inc.



501-503 Third Street is located on a rectangular lot on the north side of Third Street approximately two blocks north of the camp meeting park. 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, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993), which use the south side of Third Street as a boundary. The property is judged to not be within an area of potential boundary expansion across to the north side of Third Street because there are fewer than three adjacent potentially contributing buildings oriented to Third Street on this block. The north side of the 500 block of Third Street contains only two period buildings at 501 Third Street and 507 Third Street, which are flanked by modern buildings or highly altered buildings that were excluded from the study area. 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.

Third 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:

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:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	West Jersey History Project	2013		
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 American: Ocean City, New Jersey	1996		
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		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-526807499**

**Organization:** Hunter Research, Inc.

Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
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
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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

Survey: CAP GB 70 v1: Contributing to H.D. (1/1/1990)

Notes: 501 Third Street changed to 501-503 Third 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: 79

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:**

☐ (Primary Contact)

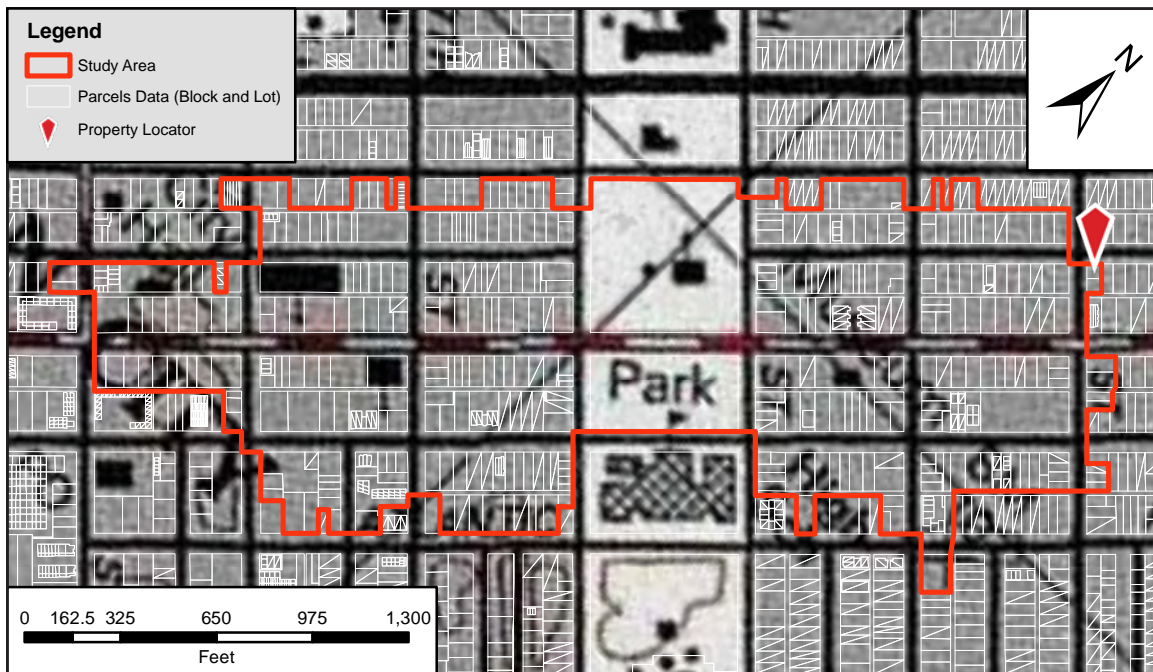
**-526807499**

Page 3

Ocean City Architectural Survey  
Block 209, Lot 1  
501-503 Third St.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-2028222476**

**Property Name:** 507 Third St. **Ownership:** Private  
**Address:** 507 Third ST **Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	209	2

### Property Photo:



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

### Description:

This 1-story, 3-bay, rectangular-plan, bungalow was constructed circa 1920. It has an asphalt-shingled hipped roof with deeply overhanging eaves. A centered, gabled dormer has a 3-light wood awning window that is possibly original. Replacement aluminum siding covers the rest of the dwelling. A full-width porch on the front elevation is recessed under the roof and supported by wood columns on brick piers. The wood-decked porch is enclosed with wood railings and balusters, and features a centered wood staircase. The porch shields a replacement glazed door in the middle bay and replacement 3/1 metal sash windows. An attached garage was added to the west elevation between 1933 and 1956. The dwelling rests on a brick foundation.

According to tax records and a plaque on the front elevation, 507 Third Street was constructed circa 1920. This date is confirmed by the dwelling's appearance on a Sanborn map of 1923 as a 1-story, wood-frame dwelling with a full-width front porch (Sanborn Map Company 1923). The bungalow form, which is characterized by its low profile that incorporates most living spaces into one floor, increased in popularity in the United States starting in the early 20th century after the introduction of the Craftsman style, and was primarily concentrated in California. The term has come to refer to small, 1-story dwellings that exhibit other styles.

507 Third Street is located on a rectangular lot on the north side of Third Street approximately two blocks north of the camp meeting park. It is an individually undistinguished example of early- to mid-20th-century vernacular residential architecture and has no known associations

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-2028222476**

Page 1

☐ (Primary Contact)



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, NR 3/20/2003) and the local Ocean City Historic District (1/28/1993), which use the south side of Third Street as a boundary. The property is judged to not be within an area of potential boundary expansion across to the north side of Third Street because there are fewer than three adjacent potentially contributing buildings oriented to Third Street on this block. The north side of the 500 block of Third Street contains only two period buildings at 501 Third Street and 507 Third Street, which are flanked by modern buildings or highly altered buildings that were excluded from the study area. 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.

Third 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:**

**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:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
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 American: Ocean City, New Jersey	1996	
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	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-2028222476**

**Organization:** Hunter Research, Inc.

Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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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

Survey: CAP GB 70 v1: 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)

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Conversion Problem? ☐ ConversionNote: 182

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:**

**-2028222476**

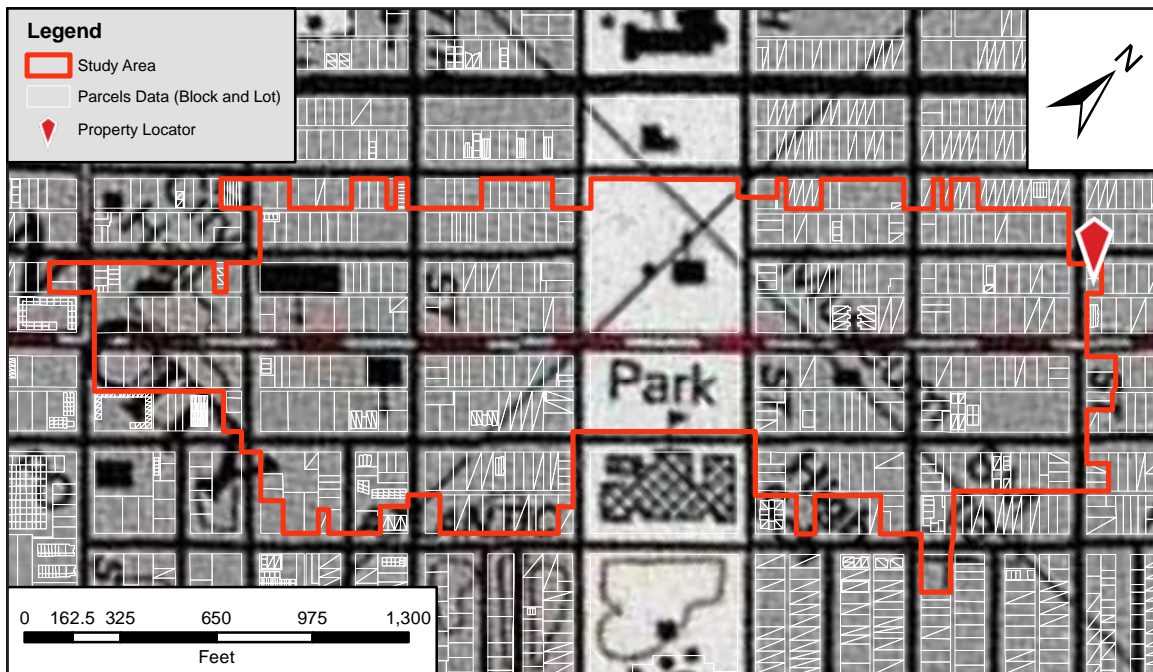
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 209, Lot 2  
507 Third St.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1258185390**

**Property Name:** 600 Third St.

**Ownership:** Private

**Address:** 600 Third ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	11

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, vernacular, rectangular, wood-frame building was constructed circa 1920 as a single-family dwelling, but it has been converted into a duplex. It has an asphalt-shingle, low-pitched hip roof with deeply overhanging eaves and is clad with replacement vinyl siding. Hipped dormers appear on the front, east and rear elevations, and a 2-story, 3-sided, hexagonal bay extends from the east elevation. A 2-story, 3-sided, rectangular bay, which appears to be a later addition, is also located on the east elevation behind the hexagonal bay. A brick chimney projects from the eastern slope of the roof behind the hipped dormer. Most windows contain replacement double-hung 1/1 sash set in vinyl surrounds and framed by fixed louvered vinyl shutters, though paired vinyl casement windows appear in the hipped dormer on the front elevation. A 2-story porch dominates and spans the front elevation. It is recessed beneath the main roof block, which is supported by massive paneled square wood columns set on concrete piers that extend to the ground, and has replacement vinyl picket railings. Access is via a composite wood staircase with vinyl picket railings. The porch shields the off-center front entry, which contains a modern glazed door with faux muntins. An additional enclosed and pedimented entry providing access to the second-story unit is located on the west elevation and faces Wesley Avenue. It contains a modern glazed door also with faux muntins. The foundation appears to be concrete. The building has a small front yard landscaped with a lawn, trees and 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 600 Third Street was constructed circa 1920. Historic maps confirm this date of construction, with the dwelling first

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1258185390**

**Organization:** Hunter Research, Inc.



appearing on the 1923 Sanborn map as a 2-story, wood-frame dwelling with a 2-story, full-width porch. According to the 1924 Ocean City Directory, Harry S. and Ada N. Mills and Helen F. Cramer occupied the residence, whose address was listed as 301 Wesley Avenue. Harry S. Mill was a manager at the Mills Dupry Co., and Helen F. Cramer worked as a bookkeeper at the Mills Dupry Co.

600 Third 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 two blocks north of the camp meeting. The building largely retains its historic orientation, form and massing as documented by a Sanborn map of 1923, though an additional entry was added to the west elevation and an addition was constructed on to the east 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 2-story, full-width porch survives. 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), which uses Third Street as its northern boundary. It is one block north and 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 its northern boundary. This survey update of 2018 recommends that the state/national district boundary be amended to include the east side of the 300 block of Wesley Avenue and the south side of the 600 block of Third Street, extending the state/national boundary to more closely coincide with the local district boundary at this location. Per this recommendation, 600 Third Street would be brought within boundaries of all three districts and would contribute.

The property stands at the corner of Wesley Avenue and Third Street and is oriented to Third Street. Wesley 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 between Fifth and Sixth Streets.

Third 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. Third Street forms the northern boundary of the historic district.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public	2018	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1258185390**

**Organization:** Hunter Research, Inc.

	Library	
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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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	1895
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	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

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v1: 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 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:**

**-1258185390**

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote: 80

*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.

☐ (Primary Contact)

**Property ID:**

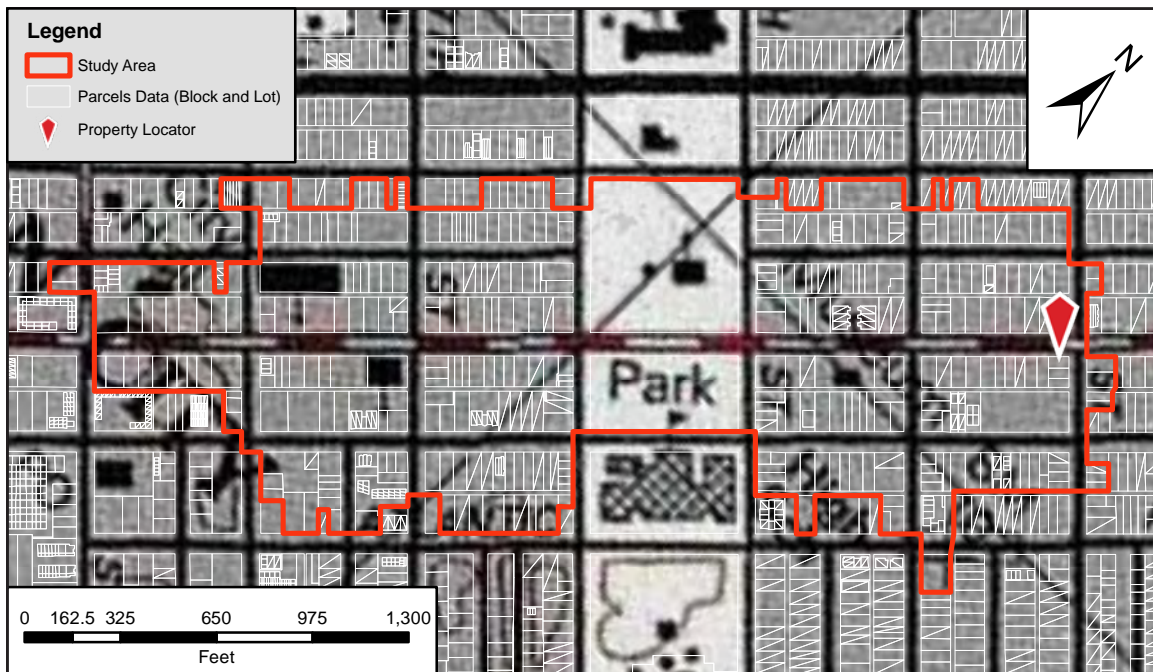
**-1258185390**

Page 4

Ocean City Architectural Survey  
Block 305, Lot 11  
600 Third St.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-737010486**

**Property Name:** 602-604 Third St.  
**Address:** 602-604 Third ST

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, vernacular, rectangular, wood-frame dwelling was constructed circa 1920. It has an asphalt-shingle, low-pitched hip roof with deeply overhanging eaves and is clad with replacement asbestos shingles. Hipped dormers appear on the front and rear elevations, and a 2-story, 3-sided, hexagonal bay extends from the west elevation. A brick chimney projects from the western slope of the roof adjacent to the hipped dormer on the rear elevation. Most windows contain replacement double-hung 1/1 sash, though paired louvered windows appear in the hipped dormer and at the second story of the west bay on the front elevation. A stained-glass awning window is located at the first story of the west bay on the front elevation. All windows have wood sills, lintels and casings and molded wood crowns. A 2-story porch dominates and spans the front elevation. It is recessed beneath the main roof block, which is supported by massive paneled square wood columns set on rusticated concrete-block piers that extend to the ground, and has wood picket railings. Access is via a wood staircase with wood picket railings. The porch shields the off-center front entry, which contains a glazed and paneled wood door. An additional entry with a bracketed hood and containing a glazed and paneled wood door is located on the east elevation. The residence rests on a rusticated concrete-block foundation. The dwelling has a small front 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.

It is estimated that 602-604 Third Street was constructed circa 1920. Historic maps confirm this date of construction, with the dwelling first appearing on the 1923 Sanborn map as a 2-story, wood-frame dwelling with a 2-story, full-width porch. According to the 1937 Ocean City

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-737010486**

**Organization:** Hunter Research, Inc.

Directory, Charles S. and Susan A. Worrell, Mrs. Anna Goodfellow and Mrs. Clara Taylor occupied the dwelling. None of the residents listed occupations.

602-604 Third 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 two blocks north of the camp meeting. The building 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 most 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 2-story, full-width porch and rusticated concrete-block foundation 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.

**Setting:**

The property 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 one block north and 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 its northern boundary. This survey update of 2018 recommends that the state/national district boundary be amended to include the east side of the 300 block of Wesley Avenue and the south side of the 600 block of Third Street, extending the state/national boundary to more closely coincide with the local district boundary at this location. Per this recommendation, 602-604 Third Street would be brought within boundaries of all three districts and would contribute.

Third Street is one of the streets that run approximately east-west across the district and connect it to the boardwalk and the Atlantic Ocean. Third 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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Boyd's Ocean City Directory	1922		
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		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-737010486**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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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 v1: Non-contributing to H.D. (1/1/1990)

Notes: 602-604 changed to 606 Third St. based on field verification. Recommended contributing in 2018 due to its circa 1920 date of construction.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 133

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:**

**-737010486**

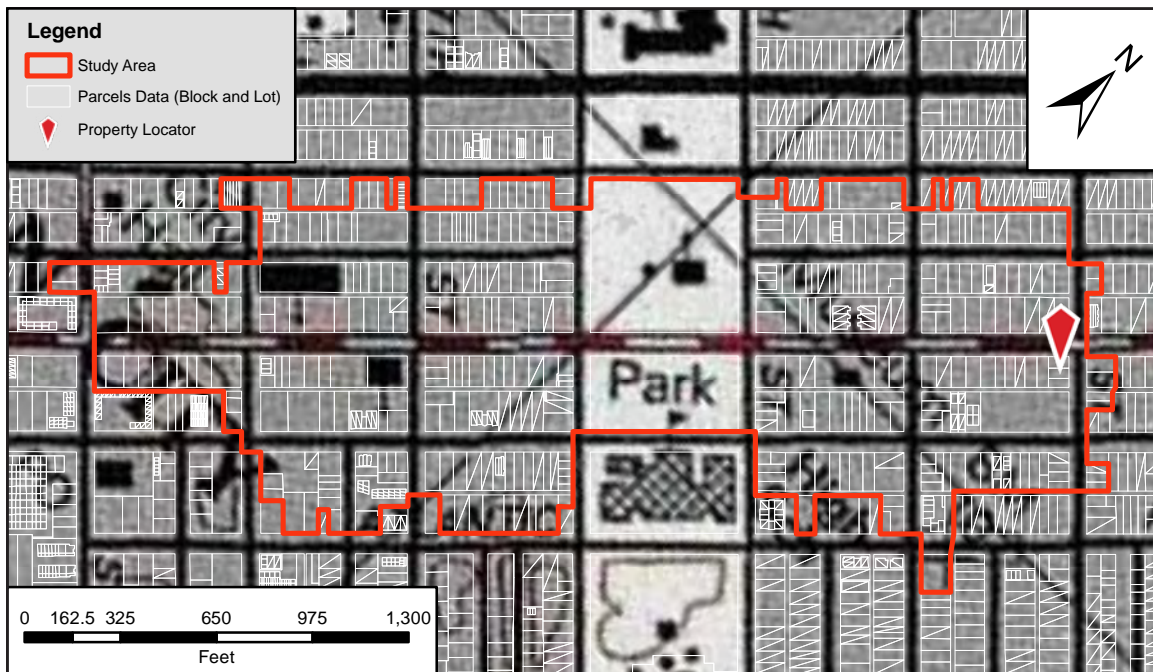
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 305, Lot 12  
602-604 Third St.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 791084516

**Property Name:** 605-609 Third St.

**Ownership:** Private

**Address:** 605-609 Third ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	208	2

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 208/Lot 2) contains two structures, both of which were constructed in 1920. The cottage at 605 Third Street is located at the front of the property. The apartment building at 609 Third Street is located at the rear of the property.

#### 605 Third Street (Cottage)

This 1.5-story, 2-bay, gable-front, stuccoed, wood-frame vernacular cottage was constructed in 1920. It has an asphalt-shingle roof with slightly overhanging eaves. A wood cupola or ventilator is located at the roof ridge. A sliding window and what appears to be a fixed window are located on the front elevation, and two replacement double-hung 1/1 windows appear on the front elevation. All windows have plain wood sills, lintels and casings. The side-hall front entry contains a replacement glazed and paneled door. Access is via a stoop composed of wood planks. The foundation was not observed. The cottage has a small front yard landscaped with a lawn and is set a short distance from the sidewalk. The cottage has not been elevated or otherwise altered for flood protection.

According to tax records, the cottage at 605 Third Street was constructed in 1920. A review of historic maps and aerial photographs confirms this date of construction, with the cottage first appearing on a Sanborn fire insurance map of 1923 as a 1-story, rectangular, wood-frame building (NETR 1920; Sanborn Map Company 1923). The 1937 Ocean City Directory reports that H. Walter and Edna M. Grubb

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

791084516

**Organization:** Hunter Research, Inc.

occupied the cottage. H. Walter Grubb owned the Ocean City Paint-Up Store at 653 Asbury Avenue. Cottages are a common vernacular building type in the study area. The term "cottage" as defined by the local context means a relatively small, usually secondary, dwelling, often located near the rear of the lot. The most common form of cottage in Ocean City is a front gabled, 1.5 to 2.5-story, 2-bay, wood frame dwelling. Stylistic details are usually minimal, although a few are ornamented with Queen Anne or revival-style details.

605 Third Street is located on a rectangular lot on the north side of Third Street approximately two blocks north of the camp meeting park. It was constructed in 1920 and retains its original orientation, form and massing as documented by the Sanborn fire insurance map of 1923. The visible exterior fabric includes modern replacement materials, most notably the asphalt-shingle roof, stucco siding and windows/door, and any original decorative details have been removed or covered over. It is an altered and individually undistinguished example of 20th-century vernacular residential architecture and has no known associations with significant historical events or people.

#### 609 Third Street (Apartment)

This 2-story, 5-bay, wood-frame vernacular building was constructed in 1920 as a single-family dwelling and has been converted into an apartment building. There are two units on the first story and two units on the second story. It is located at the rear of the property and is oriented to Third Street. It has a flat roof and is finished with a mix of replacement vertical plywood siding, stucco and vinyl siding. An exterior stuccoed brick chimney is located on the rear elevation. It features a mix of replacement double-hung 1/1 windows, replacement vinyl casement windows and louvered windows. A 2-story, full-width, shed-roof porch spans the front elevation. The first-story porch has been fully enclosed and finished with vertical plywood siding, while the second-story porch has been partially enclosed at the easternmost and westernmost bays. Two square wood posts support the porch's roof at the second story, and the second-story porch has wood picket railings. Access to the second-story apartment units is via a split wood staircase with wood picket railings. The front entries to the first-story units are oriented to Third Street, and the front entries to the second story units are located on the side elevations of the enclosed porches. These entries contain modern glazed and paneled doors. The foundation was not observed. The building has not been elevated or otherwise altered for flood protection.

According to tax records, the apartment building at 609 Third Street was constructed in 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 as a 2-story, rectangular, wood-frame dwelling with a full-width porch (NETR 1920; Sanborn Map Company 1923). By 1937, the building had been renovated to comprise a garage at the first story and a residence at the second story (Sanborn Map Company 1937). The 1937 Ocean City Directory reports that Harry C. Grubb and Daniel A. and Estelle Shatz occupied the building. Harry C. Grubb did not list an occupation, while Daniel A. Shatz was a foreman at the Ocean City Paint-Up Store, which was owned by H. Walter Grubb. It is unclear when the building was converted into an apartment building but the materials suggest the 1970s or 1980s.

609 Third Street is located on a rectangular lot on the north side of Third Street approximately two blocks north of the camp meeting park. It was constructed in 1920 and largely retains its original form and massing as documented by the Sanborn fire insurance map of 1923, though the full-width porch has been enclosed and the orientation converted from a single-family to four-unit dwelling. The visible exterior fabric includes modern replacement materials, most notably the asphalt-shingle roof, and any original decorative details have been removed or covered over. It is an altered and individually undistinguished example of 20th-century vernacular residential architecture and has no known associations with significant historical events or people.

#### Setting:

The property is presently located outside and more than one block north of the northern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by Fourth Street. It is also located approximately 55 feet north of the northern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the south side of Third Street. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is on the edge of the study area and the north side of the 600 block of Third Street contains only two period buildings, while the remaining three buildings are of recent construction. There is insufficient continuity of the streetscape and it marks a clear transition into an area of diminished historical integrity.

Third Street is one of the streets that run approximately east-west across the study area and connect it to the boardwalk and the Atlantic Ocean. Third 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:

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:**

791084516

Page 2

☐ (Primary Contact)

**Location Map:****Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
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(None Listed)	Boyd's Ocean City Directory	1922	
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	
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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	
Ocean City Div. of Planning & Development	Historic District Survey Forms	1991	
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1895	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	
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	
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909	
Taylor, Frank H	Ocean City, NJ	1903	

**Additional Information:****Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**791084516****Organization:** Hunter Research, Inc.

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)

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Conversion Problem? ☐ ConversionNote: 422

*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:**

**791084516**

☐ (Primary Contact)

Page 4



## CONTINUATION SHEET

605-609 Third Street

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Photograph 2: 605 Third Street. View looking northeast.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

## CONTINUATION SHEET

605-609 Third Street



Photograph 3: Oblique view of 609 Third Street. View looking north.

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

**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

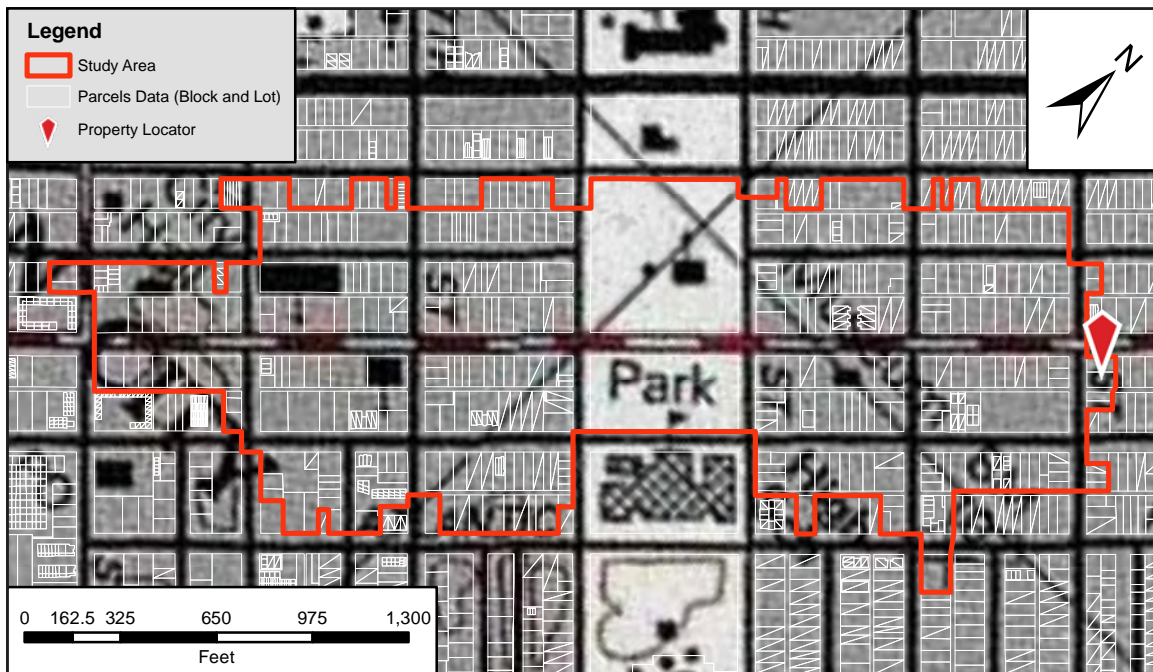
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 208, Lot 2  
605-609 Third St.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 52399695

**Property Name:** 608 Third St. **Ownership:** Private  
**Address:** 608 Third ST **Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	13

### Property Photo:



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

### Description:

This 2-story, 3-bay, gable-front, rectangular-plan, wood-frame, vernacular dwelling was constructed circa 1950. It has an asphalt-shingle, gable-front roof with slightly overhanging eaves. It is clad with replacement vinyl shingles. The windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds, and the windows on the front elevation are framed by fixed board and batten shutters. A 2-story, full-width porch dominates and spans the front elevation. It has a hip roof and vinyl picket railings. Each story is supported by square Doric columns, which also appear to be covered in vinyl. Access is via a concrete staircase with vinyl picket railings. The porch shields the off-center front entry, which contains a replacement glazed door featuring faux muntins. An additional entry is located on the west elevation. The residence rests on a concrete foundation. The dwelling has a small front yard landscaped with bushes and mulched bed. It is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 608 Third Street was constructed circa 1950. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 1956 (NETR 1956). It was built on land that remained vacant and may originally have served as a side yard for 602-604 Third Street (Sanborn Map Company 1937; NETR 1956). The building is vernacular with no discernible style but exhibits some of the character-defining features of the historic district's architecture including a gable front and prominent two-story front porch.

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

52399695

Page 1

☐ (Primary Contact)



608 Third Street 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 approximately two blocks north of the camp meeting. The building retains its historic orientation, form and massing as documented by an aerial photograph dating to 1956. 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 any original ornamental details have been lost or covered over. 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), which uses Third Street as its northern boundary. It is one block north and 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 its northern boundary. This survey update of 2018 recommends that the state/national district boundary be amended to include the east side of the 300 block of Wesley Avenue and the 600 block of Third Street, extending the state/national boundary to more closely coincide with the local district boundary at this location. Per this recommendation, 608 Third Street would be brought within boundaries of all three districts and would contribute.

Third Street is one of the streets that run approximately east-west across the study area and connect it to the boardwalk and the Atlantic Ocean. Third 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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**52399695**

**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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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	1892
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
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:

Survey: : ()

Notes: Recommended contributing in 2018 due to its circa 1950 date of construction.

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

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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)

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Conversion Problem? ☐ ConversionNote: 421

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:**

**52399695**

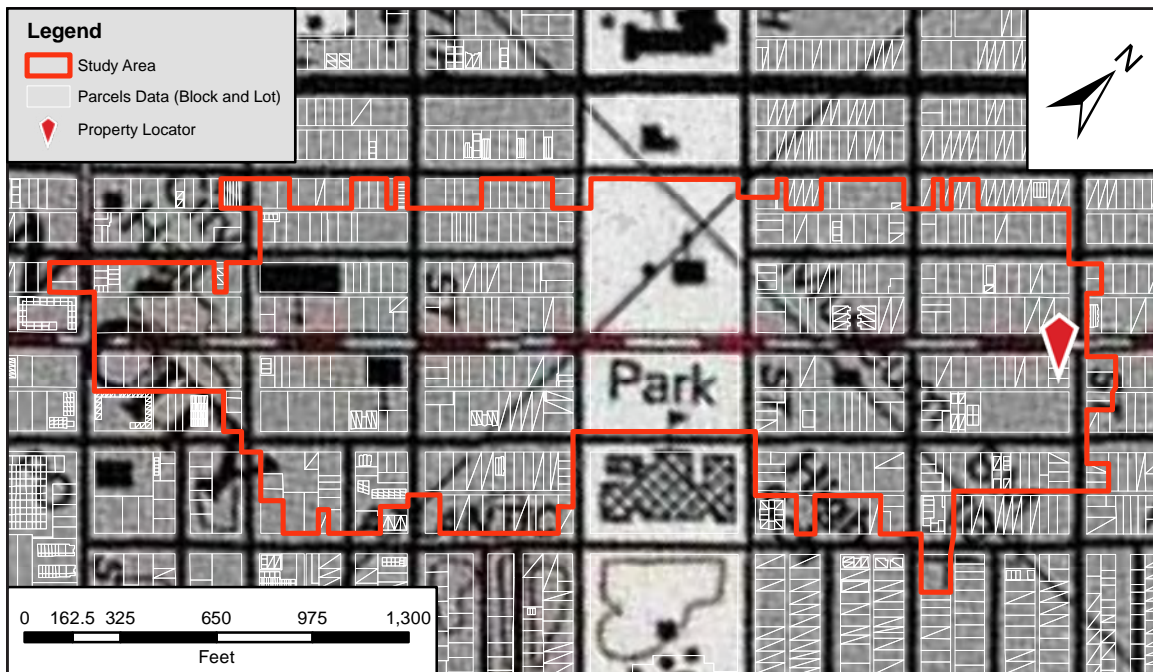
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 305, Lot 13  
608 Third St.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1458927893

**Property Name:** 611 Third St. **Ownership:** Private  
**Address:** 611 Third ST **Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	208	25

### Property Photo:



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

### Description:

This 2.5-story with raised basement, 2-bay, gable-front, rectangular-plan, vinyl-sided dwelling was constructed in 2002. It has an asphalt shingle-roof with slightly overhanging eaves. A pent roof spans the front elevation above the second story and encloses the gable at the attic level. Most windows contain double-hung 1/1 vinyl sash with faux 6/6 muntins, though a four-light vinyl casement window is present at the attic level on the front elevation. A full-width porch spans the front elevation at the first story. It has a flat roof supported by square Doric columns and vinyl picket railings. Access is via a wood staircase with vinyl picket railings. The porch shields the side-hall front entry, which contains a glazed door featuring patterned glass framed by sidelights. The porch overhangs the full-height basement, which contains a two-car garage at the rear of the dwelling. Paneled garage doors spanned by a pent roof provide access to the interior. Vinyl latticework encloses the area beneath the porch, and an additional entry containing a glazed and paneled door provides access to this space. 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.

According to tax records, 611 Third Street was constructed in 2002. A review of aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 2002 (NETR 1995, 2002). It replaced a late-19th to early-20th-century wood-frame dwelling that originally occupied the property and was demolished between 1995 and 2002 (Sanborn Map Company 1890, 1909; NETR 1995, 2002).

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1458927893

Page 1

☐ (Primary Contact)



611 Third Street is located on a rectangular lot on the north side of Third Street approximately two blocks north of the camp meeting park. It was constructed in 2002 and is less than 50 years of age at the time of this survey.

**Setting:**

The property is presently located outside and more than one block north of the northern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by Fourth Street. It is also located approximately 55 feet north of the northern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the south side of Third Street. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is on the edge of the study area and the north side of the 600 block of Third Street contains only two period buildings, while the remaining three buildings are of recent construction. There is insufficient continuity of the streetscape and it marks a clear transition into an area of diminished historical integrity.

The property is presently located outside and more than one block north of the northern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by Fourth Street. It is also located approximately 55 feet north of the northern boundary of the local Ocean City Historic District (1/28/1993), which is formed by the south side of Third Street. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is on the edge of the study area and the north side of the 600 block of Third Street contains only two period buildings, while the remaining three buildings are of recent construction. There is insufficient continuity of the streetscape and it marks a clear transition into an area of diminished historical integrity.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:**

**Other Designation:**

**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
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 American: Ocean City, New Jersey	1996	
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	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1458927893**

Page 2

☐ (Primary Contact)

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	Ocean City: America's Greatest Family Resort	2003
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	1894
Rush, Mary Townsend	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	1895
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
Sanborn Map Company	Insurance Maps of the New Jersey Coast	1890
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished:

Survey: : ()

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 423

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:**

**1458927893**

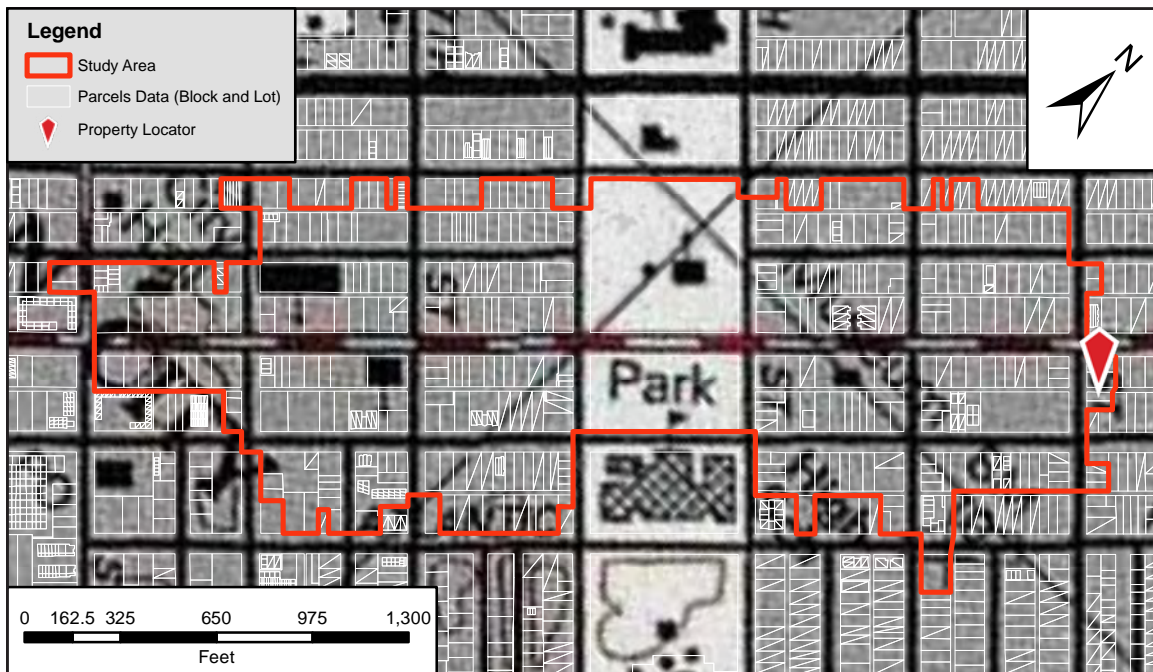
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 208, Lot 25  
611 Third St.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1066796618

**Property Name:** 613 Third St.

**Ownership:** Private

**Address:** 613 Third ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	208	26

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, front-gabled, rectangular-plan dwelling was constructed in 2003. Its asphalt shingle-clad roof has overhanging eaves and end returns. Vinyl siding covers the rest of the dwelling. A 1-story, hipped-roof porch shields a tripled set of windows in the left bay and the primary entry in the right bay. The porch is supported with square Doric columns that rest on wood posts, is enclosed with vinyl railings and balusters, and has composite wood decking. The porch provides an overhang for the garage located in the full-height basement. A vinyl and composite wood staircase leads to the porch. Windows are 1/1 vinyl sash with faux muntins to give the appearance of 6/6 sashes. The dwelling rests on a full-height concrete basement.

According to tax records, 613 Third Street was constructed in 2003. This date is confirmed by the dwelling's appearance on aerial photography by 2006 (NETR 2002, 2006). The property previously housed a circa 1945 building that was demolished prior to 2002 (NETR 1933, 1956, 2002; Sanborn Map Company 1937). The building is in a post-modern contemporary style with asymmetrical massing, varied roof 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 Ocean City Residential Historic District.

613 Third Street is located on a rectangular lot on the north side of Third Street approximately two blocks north of the camp meeting park. It was constructed in 2003 and is less than 50 years of age at the time of this survey.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1066796618

**Organization:** Hunter Research, Inc.



**Setting:**

The property is presently located outside and more than one block north of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which uses Fourth Street as its northern boundary. It is presently located outside of the local Ocean City Historic District (1/28/1993), which uses the south side of Third Street as its northern boundary. The property is judged to not be within an area of potential boundary expansion because there are only two period buildings located on the north side of the 600 block of Third Street adjacent to several modern buildings, breaking up the historic continuity of the Third Street streetscape's north side. 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.

Third 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:**
**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:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
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 American: Ocean City, New Jersey	1996	
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

Page 2

☐ (Primary Contact)

**1066796618**

Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1894
Rush, Mary Townsend	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	1895
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
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v1: Contributing to H.D. (1/1/1990)

Notes:

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

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

---

Conversion Problem? ☐ ConversionNote: 284

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:**

**1066796618**

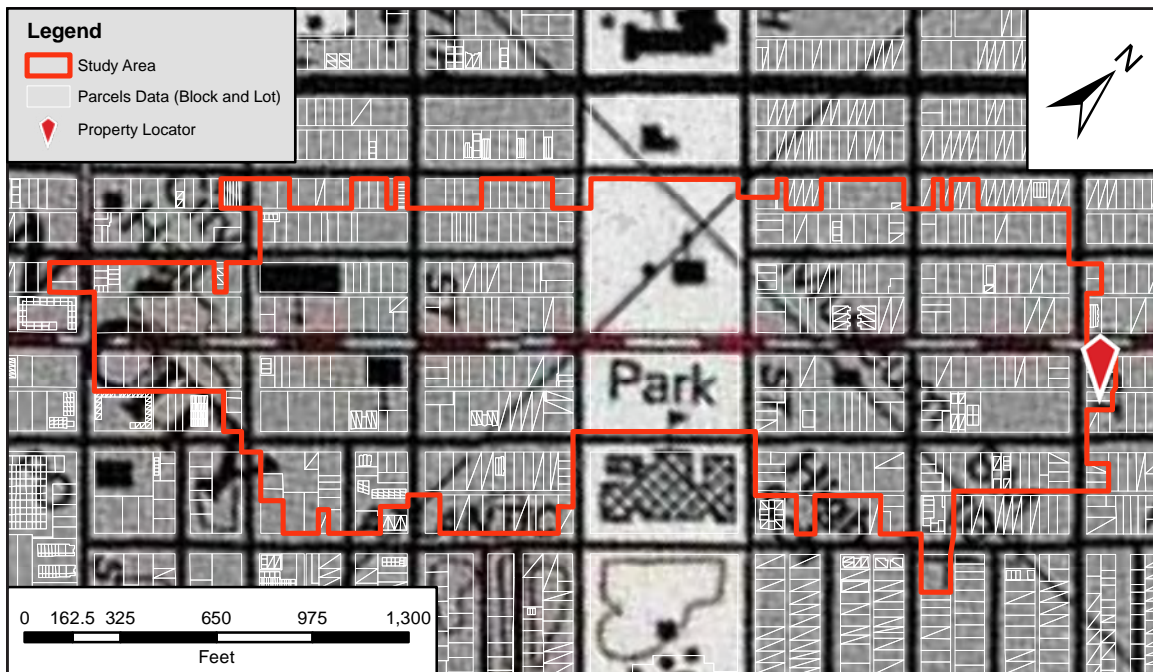
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 208, Lot 26  
613 Third St.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1301056387

**Property Name:** 700 Third St.

**Ownership:** Private

**Address:** 700 Third ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	17

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, contemporary, gable-front, wood-frame dwelling was constructed in 2002. It has an asphalt-shingle roof and is finished with vinyl siding and vinyl shingles in the gables. A cross gable extends from the west (side) elevation. It has a mix of double-hung 1/1 vinyl windows with faux 4/4 and 6/6 muntins and four-light vinyl casement windows set in vinyl sash. A 2-story porch spans the front elevation. At the first story, the porch is recessed beneath the second story and wraps around the west (side) elevation and terminates at the projecting cross gable. The first-story porch is topped by a hip roof, and a partial-width, 2-bay, gable-front roof spans the second story porch. Both are supported by Doric columns and have vinyl picket railings. Access to the first-story porch is via a staircase with vinyl picket railings. The porch shields the front entry, which is recessed beneath the second story on the west (side) elevation and is oriented parallel to Third Street. It contains a modern glazed door with muntins and framed by sidelights. The porch overhangs the full-height basement, which contains a two-car garage accessed via paneled garage doors on the front elevation. The dwelling rests on a concrete foundation. The dwelling has a small front yard that is landscaped with a lawn and bushes and a concrete driveway and is set a short distance from the sidewalk.

According to tax records, the dwelling at 700 Third Street was constructed in 2002. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 2002. It was constructed on lot that originally served as a side yard for 704 Third Street, an early-20th-century dwelling that was demolished and replaced with a newly constructed house known as 702

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1301056387

**Organization:** Hunter Research, Inc.



Third Street in 2002 (NETR 1995, 2002).

**Setting:**

The property is presently located outside and approximately 495 feet northeast of the northern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by Fourth Street; however, it is located within the boundaries of the local Ocean City Historic District (1/28/1993), which extends north to Third Street. 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 district where the continuity of the historic streetscape has been broken by new construction. Although neighboring properties on Third Street (705-707 Third Street, 708-712 Third Street, 709-711 Third Street and 713-715 Third Street) were constructed during the recommended updated period of significance (1879-1956), neighboring properties on Third Street (701 Third Street and 702 Third Street) and Ocean Avenue (305 Ocean Avenue, 309 Ocean Avenue and 311 Ocean Avenue) either post-date the recommended period of significance or are new construction. Together, these properties serve as dominant visual barriers to the continuity of the historic residential streetscape.

Third 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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(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)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	
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Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1301056387**

**Organization:** Hunter Research, Inc.

Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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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Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v1: 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: 134

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:**

1301056387

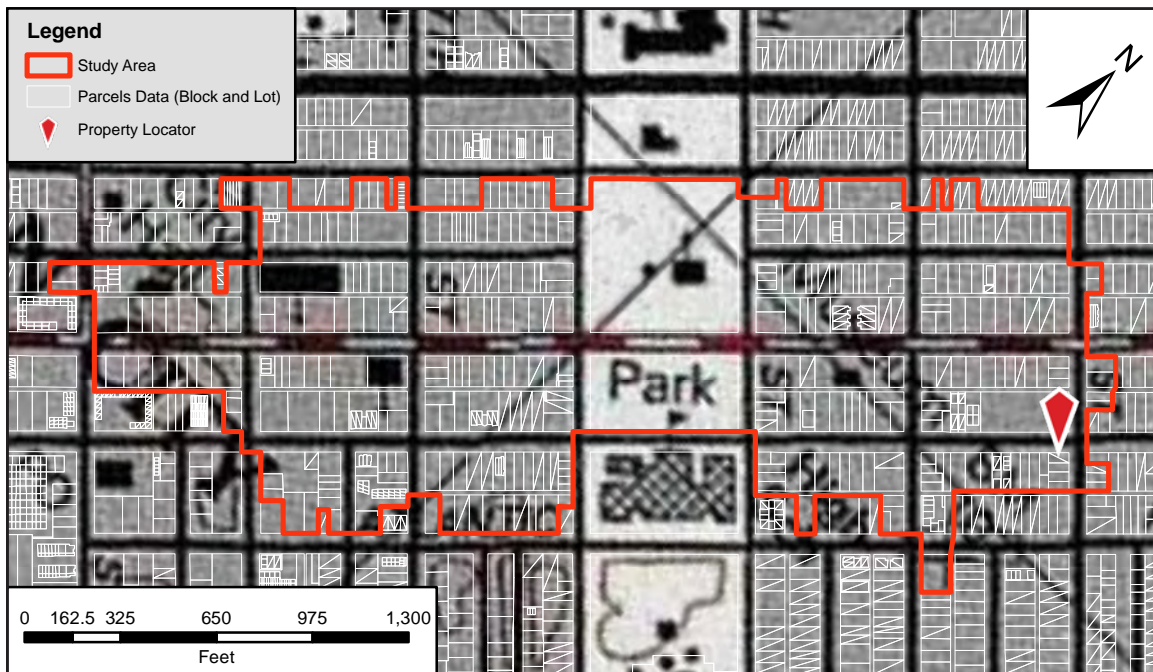
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 304, Lot 17  
700 Third St.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1882138290

**Property Name:** 702 Third St.

**Ownership:** Private

**Address:** 702 Third ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	17.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, contemporary, wood-frame dwelling was constructed in 2002. It has an asphalt-shingle, multi-direction hip roof with moderately overhanging eaves and featuring a prominent front-facing cross gable centered on the front elevation. It is finished with vinyl siding and vinyl shingles in the front-facing gable. It has a mix of double-hung 1/1 vinyl windows with faux 6/6 muntins and four-light vinyl casement windows set in vinyl sash. A circular vinyl window featuring molded vinyl keystones is located in the front-facing gable at the attic level. A 1-story porch spans the front elevation at the first story and wraps around the east (side) elevation, terminating at the side wing that projects beyond the wall surface of the east (side) elevation. It has a hip roof supported by Doric columns and vinyl picket railings and is supported by stuccoed piers. Access is via a flared wood staircase with vinyl picket railings. The porch shields the centered front entry, which contains a glazed modern door with faux muntins. A pediment that projects from the porch's hip roof and is supported by Doric columns marks the location of the front entry. The first-story porch supports a second story porch with vinyl picket railings that spans the easternmost bay of the front elevation and wraps around the east (side) elevation, terminating at the side wing. The first-story porch overhangs the full-height basement, which contains a 1-car garage accessed via a paneled garage door in the easternmost bay. An additional entry containing a paneled door is located in the westernmost bay at the basement level. The foundation has been stuccoed. The dwelling has a small front yard that is landscaped with a lawn and bushes and a concrete-block driveway and is set a short distance from the sidewalk.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1882138290

**Organization:** Hunter Research, Inc.



According to tax records, the dwelling at 702 Third Street was constructed in 2002. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 2002. It replaced an early-20th-century dwelling that was originally known as 704 Third Street (NETR 1995, 2002).

**Setting:**

The property is presently located outside and approximately 500 feet northeast of the northern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by Fourth Street; however, it is located within the boundaries of the local Ocean City Historic District (1/28/1993), which extends north to Third Street. 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 district where the continuity of the historic streetscape has been broken by new construction. Although neighboring properties on Third Street (705-707 Third Street, 708-712 Third Street, 709-711 Third Street and 713-715 Third Street) were constructed during the recommended updated period of significance (1879-1956), neighboring properties on Third Street (700 Third Street and 701 Third Street) and Ocean Avenue (305 Ocean Avenue, 309 Ocean Avenue and 311 Ocean Avenue) either post-date the recommended updated period of significance or are new construction. Together, these properties serve as dominant visual barriers to the continuity of the historic residential streetscape.

Third 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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1882138290**

**Organization:** Hunter Research, Inc.

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	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 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:

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)

Conversion Problem? ☐ ConversionNote: 424

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:**

**1882138290**

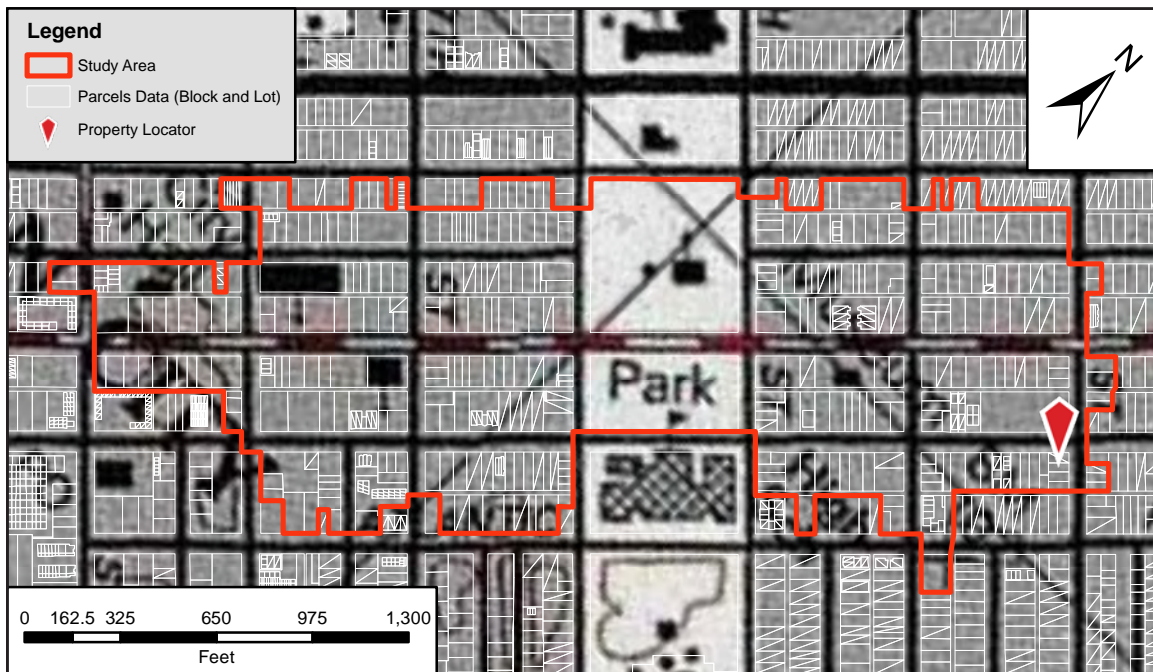
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 304, Lot 17.01  
702 Third St.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 2132824939

**Property Name:** 705-707 Third St.

**Ownership:** Private

**Address:** 705-707 Third ST

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	207	2

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, front-gabled, rectangular-plan, vernacular dwelling was constructed in 1922. Its asphalt shingle-clad roof has overhanging eaves. Paired replacement, vinyl casement windows are located in the gable's peak. Replacement vinyl siding covers the rest of the dwelling. The front elevation is dominated by a 2-story wood porch that is supported by large, square Doric columns. The porch is enclosed with simple wood railings and balusters on both stories. The porch shields replacement glazed and paneled doors and replacement 1/1 vinyl windows on the first and second stories of the front elevation. Access is via wood staircases on the front and west (side) elevations. The dwelling rests on a concrete basement. The building has not been raised or otherwise elevated for flood protection.

According to tax records, 705-707 Third Street was constructed in 1922. This date is confirmed by the dwelling's appearance on historic maps in 1923 (NETR 1920; Sanborn Map Company 1923). The property was undeveloped prior to the dwelling's construction. The 1924 Ocean City Directory indicates that Russell MacBride, a real estate agent, and his wife Anna lived at 707 Third Street. 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.

705-707 Third Street is located on a rectangular lot on the north side of Third Street approximately two blocks north of the camp meeting

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

2132824939

**Organization:** Hunter Research, Inc.



park. 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 and more than one block north of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which uses Fourth Street as its northern boundary. The property is outside and across the street from the local Ocean City Historic District (1/28/1993), which uses the south side of Third Street as its boundary. The property is judged to not be within an area of potential boundary expansion because there are three period buildings oriented to Third Street on the north side of this block. While 705-707 Third Street, 709-711 Third Street and 713-715 Third Street were constructed within the recommended updated period of significance (1879-1956), surrounding dwellings on the same block (701 Third Street, 717 Third Street, 719 Third Street and 725-727 Third Street) post-date the recommended period of significance and disrupt the historic continuity of the streetscape. 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.

Third 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:**

**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:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
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 American: Ocean City, New Jersey	1996	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**2132824939**

**Organization:** Hunter Research, Inc.

Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
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
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

Survey: CAP GB 70 v1: 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: 81

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:**

2132824939

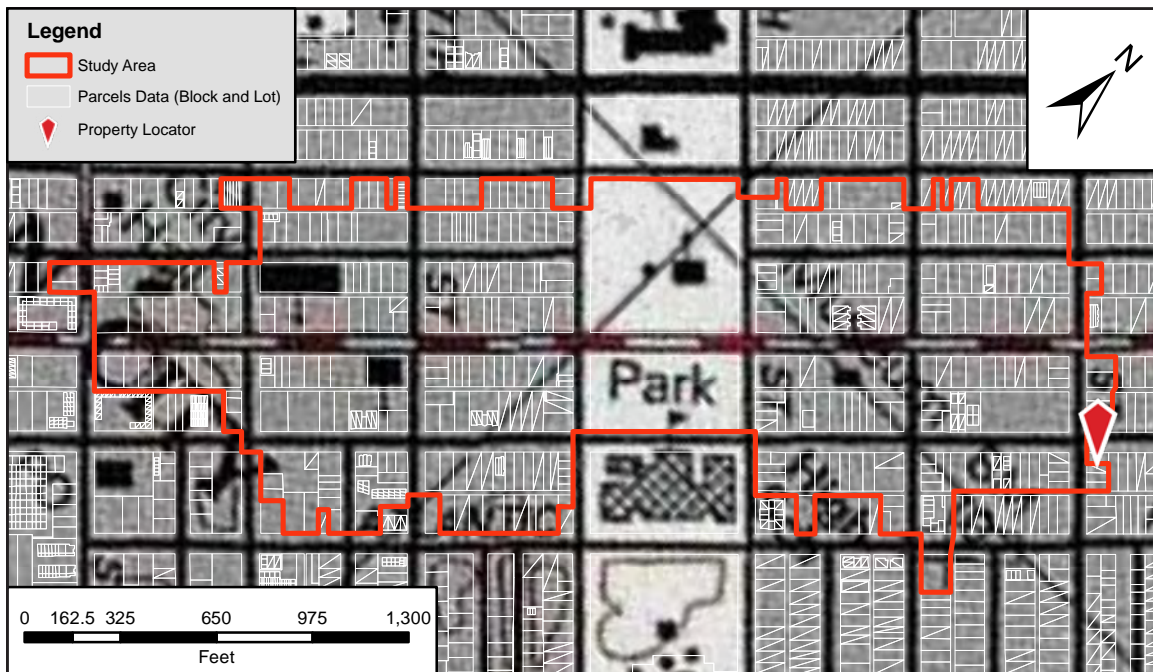
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 207, Lot 2  
705-707 Third St.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-947013301**

**Property Name:** 708-710 Third St.  
**Address:** 708-710 Third ST

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	18

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, vernacular, gable-front, wood-frame duplex was constructed circa 1920 as a single-family dwelling. It has an asphalt-shingle roof and is clad with asbestos shingles at the first and second stories and what appears to be replacement vinyl siding at the attic level. It has a mix of replacement double-hung 1/1 windows, sliding windows and louvered windows at the attic level on the front elevation. The first- and second-story windows on the front elevation feature plain wood sills, lintels and casings and molded wood crowns. A 2-story, full-width porch spans the front elevation. The porch is recessed beneath the main roof block at the attic level, which is supported by unoriginal decorative wrought-metal posts. The porch is enclosed by unoriginal wrought-metal railings. Access to the first-story porch is via concrete steps with wrought-metal railings. The first-story porch shields the off-center front entry to the first-floor unit, which contains a replacement glazed multi-light door. A wood staircase with wrought-metal railings located on the west side of the porch provides access to the second-story porch, which shields the off-center entry to the second-floor unit. It contains a replacement glazed multi-light door. A concrete-block foundation supports the building. The duplex has a small front yard that has been paved with concrete. The building 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 duplex at 708-710 Third Street was constructed circa 1920 as a single-family dwelling. 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 as a 2-story, wood-frame dwelling with a full-width porch. The 1937 Ocean City Directory reports that Fred A. Hart, Jr. occupied the dwelling. Fred A.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-947013301**

**Organization:** Hunter Research, Inc.



Hart, Jr. did not list 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.

708-710 Third Street is located on a rectangular lot on the south side of Third Street approximately two blocks north of the camp meeting park. It was constructed circa 1920 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 pattern, though many of the sashes have been replaced. The 2-story, full-width porch has been substantially altered with wrought-metal posts and railings that are mid-20th-century in style, and the building possesses low integrity of exterior materials and workmanship. It is an individually undistinguished example of vernacular 20th-century domestic architecture.

**Setting:**

The property is presently located outside and approximately 510 feet northeast of the northern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by Fourth Street; however, it is located within the boundaries of the local Ocean City Historic District (1/28/1993), which extends north to Third Street. 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 district where the continuity of the historic streetscape has been broken by new construction. Although neighboring properties on Third Street (705-707 Third Street, 708-712 Third Street, 709-711 Third Street and 713-715 Third Street) were constructed during the recommended updated period of significance (1879-1956), other neighboring properties on Third Street (700 Third Street, 701 Third Street and 702 Third Street) and Ocean Avenue (305 Ocean Avenue, 309 Ocean Avenue and 311 Ocean Avenue) either post-date the recommended updated period of significance or are new construction. Together, these properties serve as dominant visual barriers to the continuity of the historic residential streetscape.

Third 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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(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	
(None Listed)	Polk's Ocean City Directory	1924	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-947013301**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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	Images of America: Ocean City, 1950-1980	2006
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
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	1894
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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

**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)

Conversion Problem? ☐ ConversionNote: 425

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:**

**-947013301**

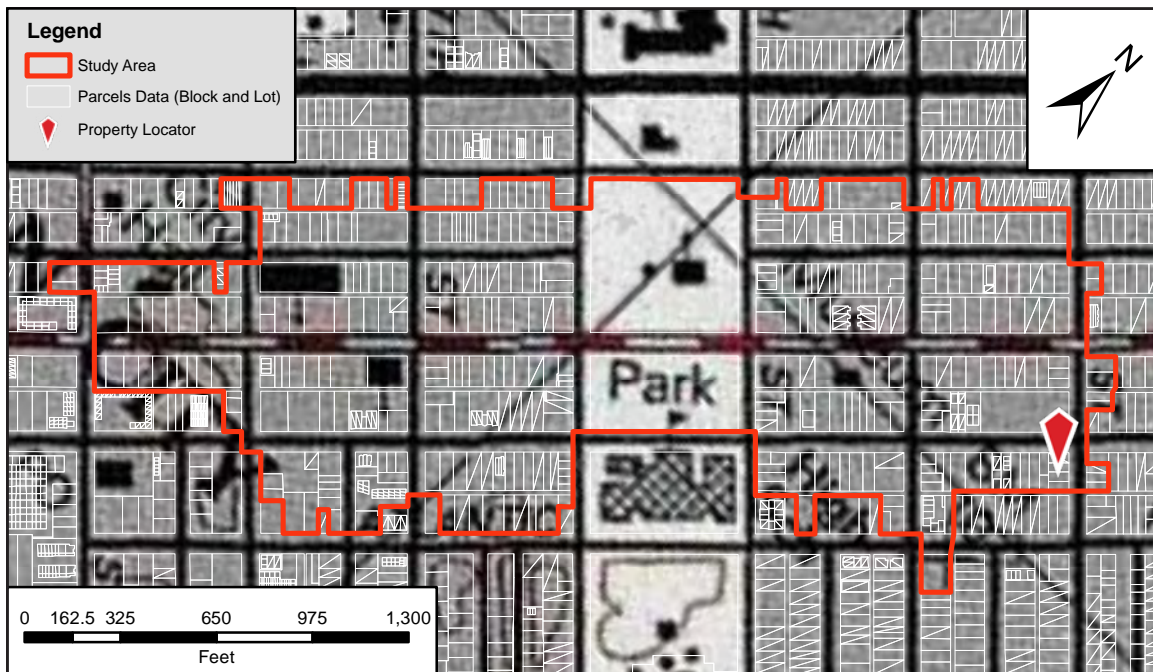
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 304, Lot 18  
 708-710 Third St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1734396880

**Property Name:** 709-711 Third St.  
**Address:** 709-711 Third ST

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	207	3

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, front-gabled, rectangular-plan, vernacular dwelling was constructed in 1922. Its asphalt shingle-clad roof has overhanging eaves and a pent eave. Paired replacement, vinyl casement windows with faux muntins are located in the gable's peak. Replacement vinyl siding covers the gable and the first story and replacement vinyl shingles cover the second story. The front elevation is dominated by a 2-story wood porch that is supported by large, square Doric columns on brick piers. The porch is enclosed with simple wood railings and balusters on both stories. The porch shields replacement glazed doors and replacement 1/1 vinyl windows with faux 6/1 muntins on the first and second stories of the front elevation. Access is via replacement composite wood staircases on the front and east (side) elevations. The dwelling rests on a brick foundation. The building has not been raised or otherwise elevated for flood protection.

According to tax records, 709-711 Third Street was constructed in 1922. This date is confirmed by the dwelling's appearance on historic maps in 1923 (NETR 1920; Sanborn Map Company 1923). The property was undeveloped prior to the dwelling's construction. The 1922 Ocean City Directory indicates that Evangeline A. Haucke lived at 711 Third Street. Haucke did not list an occupation (Boyd 1922). 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 features a 2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture.

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1734396880

Page 1

☐ (Primary Contact)



705-707 Third Street is located on a rectangular lot on the north side of Third Street approximately two blocks north of the camp meeting park. 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 and more than one block north of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which uses Fourth Street as its northern boundary. The property is outside and across the street from the local Ocean City Historic District (1/28/1993), which uses the south side of Third Street as its boundary. The property is judged to not be within an area of potential boundary expansion because there are three period buildings oriented to Third Street on the north side of this block. While 705-707 Third Street, 709-711 Third Street and 713-715 Third Street were constructed within the recommended updated period of significance (1879-1956), surrounding dwellings on the same block (701 Third Street, 717 Third Street, 719 Third Street and 725-727 Third Street) post-date the recommended period of significance and disrupt the historic continuity of the streetscape. 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.

Third 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:**

**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:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	
McLaughlin, Mark	Ocean City, NJ	1999	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1734396880**

**Organization:** Hunter Research, Inc.

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
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	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	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	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v1: Contributing to H.D. (1/1/1990)

Notes: 709 Third Street changed to 709-711 Third 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: 82

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:**

1734396880

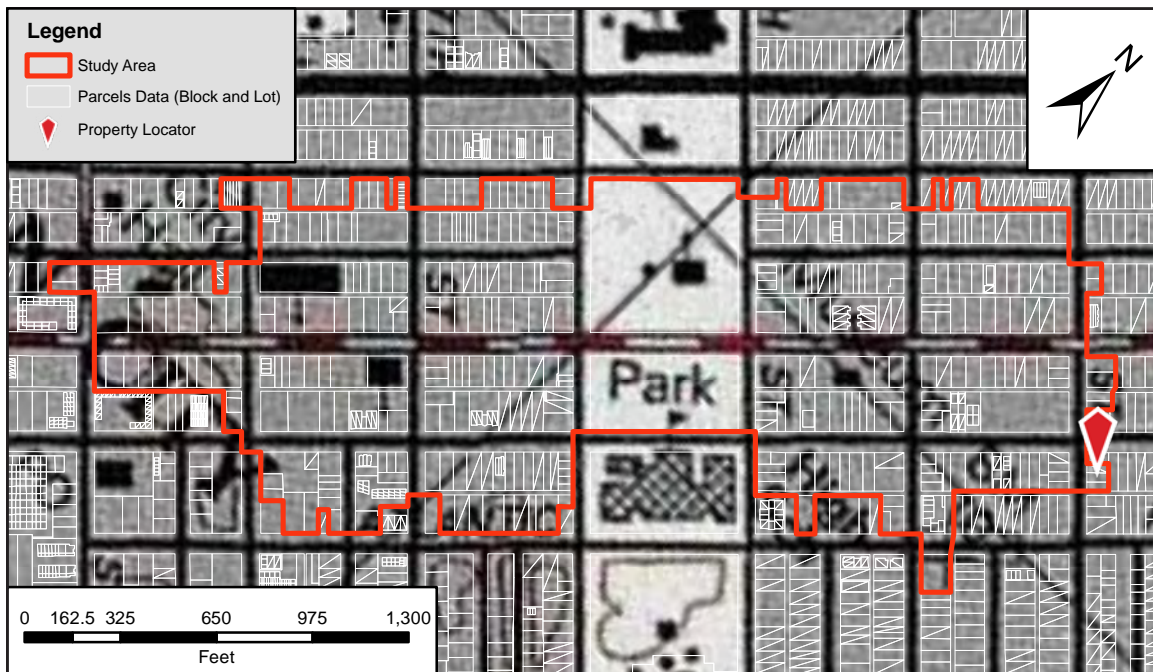
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 207, Lot 3  
 709-711 Third St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-293118491**

**Property Name:** 712 Third St. **Ownership:** Private  
**Address:** 712 Third ST **Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	304	19

### Property Photo:



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

### Description:

This 1.5-story, 3-bay, vernacular, gable-front, wood-frame bungalow was constructed circa 1920. It has an asphalt-shingle roof with moderately overhanging eaves and is clad with asbestos shingles. A pent roof with exposed rafters spans the front elevation and encloses the gable at the attic level. A 1-story, 1-bay, side wing topped by a cross gable extends from the west (side) elevation. The windows contain replacement double-hung 1/1 vinyl sash with faux 4/1 and 6/1 muntins, but they retain their original plain wood sills, lintels and casings and molded wood crowns. A full-width porch spans the front elevation. It is recessed beneath the pent roof, which is supported by square wood Doric posts, and enclosed by a wood picket fence. Access is via concrete steps with brick walls. A brick foundation supports the porch. The porch shields the off-center front entry, which contains a multi-light glazed wood door. A concrete foundation supports the bungalow. The dwelling has a small front yard that has been paved with concrete. The building 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 712 Third Street 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 as a wood-frame dwelling with a full-width porch (NETR 1920; Sanborn Map Company 1923). According to the 1937 Ocean City Directory, Andrew and Christine Wahl occupied the dwelling. Andrew Wahl listed his profession as meat cutter. The bungalow form, which is characterized by its low profile that incorporates most living spaces into one floor, increased in popularity in the United States starting in the early 20th century after the

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-293118491**

**Organization:** Hunter Research, Inc.



introduction of the Craftsman style. The term has come to refer to small, 1-story dwellings.

712 Third Street is located on a rectangular lot on the south side of Third Street approximately two blocks north of the camp meeting park. It retains its original orientation, form and massing as documented by the Sanborn fire insurance map of 1923. It also retains a historically appropriate fenestration pattern, though the windows sashes have been replaced. While visible exterior fabric, most notably the asphalt-shingle roof, includes modern replacement materials, the building retains its full-width porch and concrete foundation. The asbestos shingle siding may also be original. Although it was constructed circa 1920 and retains integrity, the dwelling is an individually undistinguished example of early- to mid-20th-century vernacular residential architecture.

#### Setting:

The property is presently located outside and approximately 575 feet northeast of the northern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by Fourth Street; however, it is located within the boundaries of the local Ocean City Historic District (1/28/1993), which extends north to Third Street. 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 district where the continuity of the historic streetscape has been broken by new construction. Although neighboring properties on Third Street (705-707 Third Street, 708-712 Third Street, 709-711 Third Street and 713-715 Third Street) were constructed during the recommended updated period of significance (1879-1956), neighboring properties on Third Street (700 Third Street, 701 Third Street and 702 Third Street) and Ocean Avenue (305 Ocean Avenue, 309 Ocean Avenue and 311 Ocean Avenue) either post-date the recommended updated period of significance or are new construction. Together, these properties serve as dominant visual barriers to the continuity of the historic residential streetscape.

Third 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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-293118491**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
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
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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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 v1: 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: 184

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:**

☐ (Primary Contact)

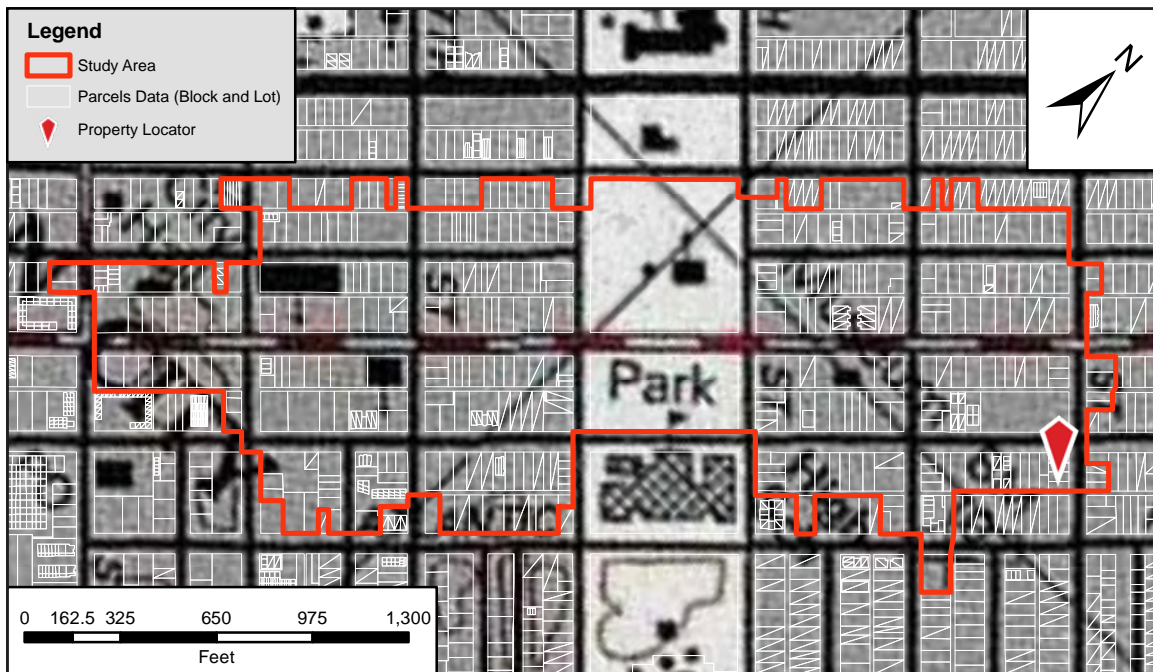
**-293118491**

Page 3

Ocean City Architectural Survey  
 Block 304, Lot 19  
 712 Third St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 119583633

**Property Name:** 713-715 Third St.  
**Address:** 713-715 Third ST

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	207	4

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, front-gabled, rectangular-plan, vernacular dwelling was constructed circa 1920. Its asphalt shingle-clad roof has overhanging eaves and a pent eave. Paired replacement, vinyl 1/1 sash windows are located in the gable's peak. Replacement vinyl shingles cover the gable and replacement vinyl siding covers the rest of the dwelling. The front elevation is dominated by a 2-story wood porch that is supported by large, vinyl siding-clad columns on brick piers. The porch is enclosed with simple wood railings with turned spindles on both stories. The porch shields replacement glazed and paneled doors and a mixture of replacement 1/1 vinyl and metal sash windows on the first and second stories of the front elevation. Access is via wood staircases on the front and west (side) elevations. The dwelling rests on a brick foundation. The building has not been raised or otherwise elevated for flood protection.

According to historic aerial photography and maps, 713-715 Third Street was constructed circa 1920 (NETR 1920; Sanborn Map Company 1923). The property was undeveloped prior to the dwelling's construction. 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 features a 2-story, full-width porch, which is one of the character-defining features of Ocean City's residential architecture.

713-715 Third Street is located on a rectangular lot on the north side of Third Street approximately two blocks north of the camp meeting park. It is an individually undistinguished example of early- to mid-20th-century vernacular residential architecture and has no known

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

119583633

Page 1

☐ (Primary Contact)



associations with significant historical events or people.

**Setting:**

The property is presently located outside and more than one block north of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which uses Fourth Street as its northern boundary. The property is outside and across the street from the local Ocean City Historic District (1/28/1993), which uses the south side of Third Street as its boundary. The property is judged to not be within an area of potential boundary expansion because there are three period buildings oriented to Third Street on the north side of this block. While 705-707 Third Street, 709-711 Third Street and 713-715 Third Street were constructed within the recommended updated period of significance (1879-1956), surrounding dwellings on the same block (701 Third Street, 717 Third Street, 719 Third Street and 725-727 Third Street) post-date the recommended period of significance and disrupt the historic continuity of the streetscape. 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.

Third 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:**

**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:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	West Jersey History Project	2013	
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 American: Ocean City, New Jersey	1996	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**119583633**

**Organization:** Hunter Research, Inc.

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 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	1892
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, 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
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v1: Contributing to H.D. (1/1/1990)

Notes: 713 Third Street changed to 713-715 Third Street 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:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 83

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:**

119583633

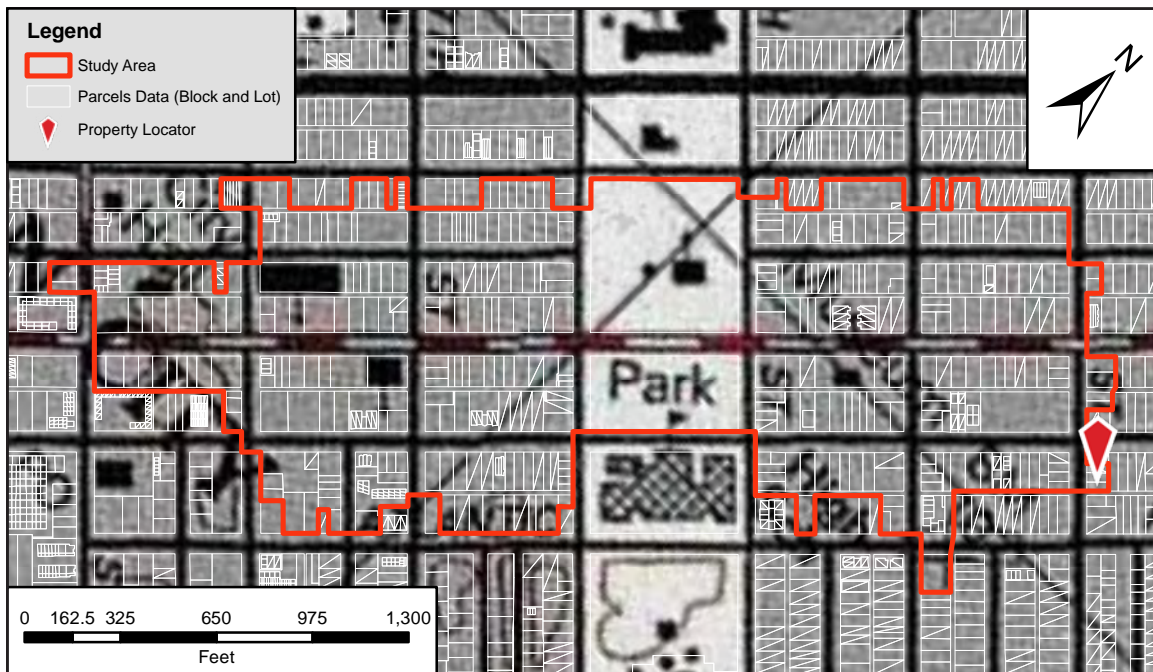
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 207, Lot 4  
 713-715 Third St.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 751365406

**Property Name:** 233 Wesley Ave.  
**Address:** 233 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	208	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 1.5-story, 3-bay, side-gabled, rectangular-plan, bungalow dwelling was constructed circa 1920. Its asphalt shingle-clad roof has deeply overhanging eaves with replacement brackets and a centered shed dormer. The dormer contains tripled 6/1 replacement vinyl windows. Replacement vinyl siding covers the rest of the dwelling. A 1-story, full-width porch is recessed under the main roof and is supported by large square Doric columns on brick piers. The porch is enclosed with non-original vinyl railings and balusters and has composite wood decking. The porch shields a replacement glazed, center-hall door that is flanked by 12/1 wood windows. The building rests on a concrete foundation. The building has not been elevated or otherwise altered for flood protection. The property is situated on the northeast corner of Third Street and Wesley Avenue, while the dwelling is located away from the intersection and oriented to Wesley Avenue. It has a large side yard that is enclosed with a vinyl picket fence. A modern, side-gabled shed is located along the eastern edge of the property.

According to historic maps, 233 Wesley Avenue was constructed circa 1920 (NETR 1920; Sanborn Map Company 1923). The building first appears on a Sanborn map from 1923 as a wood-frame dwelling with a full-width front porch. The 1937 Ocean City Directory lists J.W. Christie as the resident of 233 Wesley Avenue. Christie did not list an occupation (Polk 1937). The property on which 233 Wesley Avenue is located originally included a large dwelling fronting the rear alley between Wesley Avenue and Ocean Avenue (now included on the property of 605 Third Street) (Sanborn Map Company 1923). The bungalow form, which is characterized by its low profile that incorporates most living spaces into one floor, increased in popularity in the United States starting in the early 20th century after the introduction of the

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

751365406

**Organization:** Hunter Research, Inc.



Craftsman style, and was primarily concentrated in California. The term has come to refer to small, 1-story dwellings that exhibit other styles.

233 Wesley Avenue is located on a rectangular lot on the corner Wesley Avenue and Third Street approximately two blocks north of the camp meeting park. It has low integrity of exterior materials and workmanship. The window sashes have been replaced, and visible exterior fabric is almost entirely modern replacement material. Any original decorative details and ornamentation have been lost or covered over. The building retains its historic orientation, form and massing as documented by a historic Sanborn fire insurance map of 1923. Integrity of location, setting, feeling and association are present, but it is an individually undistinguished example of early- to mid-20th-century vernacular, bungalow-form architecture and has no known associations with significant historical events or people.

**Setting:**

The property is presently located outside and more than one block north of the boundaries of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which uses Fourth Street as a northern boundary. It is also outside of the local Ocean City Historic District (1/28/1993), which uses the south side of Third Street as a boundary. While a neighboring dwelling at 605 Third Street was constructed within the district's recommended updated period of significance (1879-1956), the remaining dwellings along the 600 block of the north side of Third Street post-date the period of significance. The property is judged to not be within an area of potential boundary expansion because there are only two period buildings oriented to Third Street on this block. 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.

Wesley 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.

Third 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:**

**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	1928		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	West Jersey History Project	2013		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1924		
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**751365406**

**Organization:** Hunter Research, Inc.

Cain, Tim	Peck's Beach: A Pictorial History of Ocean City, New Jersey	1988
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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 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
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Ocean City Div. of Planning & Development	Historic District Survey Forms	1991
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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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: NO

Survey: CAP GB 70 v12: 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: 354

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:**

Page 3

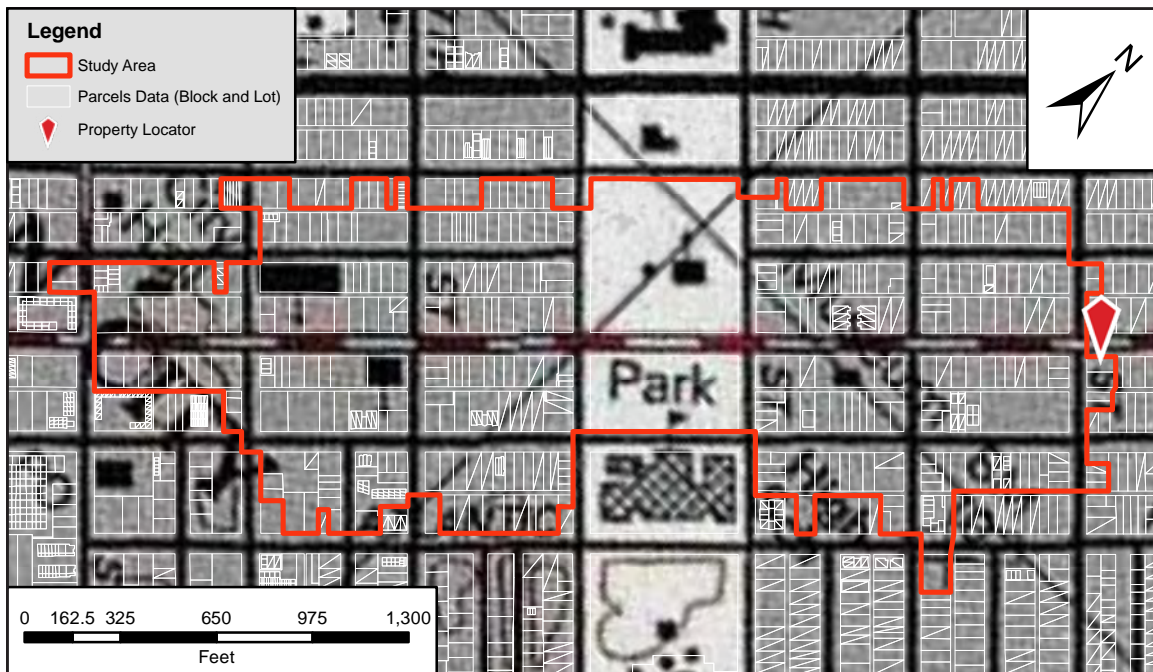
☐ (Primary Contact)

**751365406**

Ocean City Architectural Survey  
Block 208, Lot 1  
233 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1584771385**

**Property Name:** 300 Wesley Ave.  
**Address:** 300 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	306	13

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 7-bay, vernacular, L-shaped, wood-frame dwelling was constructed in three phases. The first phase was constructed between 1931 and 1933 and consists of the 3-bay, side-gable section located at the rear of the property and oriented parallel to Wesley Avenue. The second phase was constructed between 1963 and 1970 and consists of the side wing that extends perpendicular from the southernmost bay of the original section and is oriented parallel to Third Street. The third phase was constructed between 1970 and 1987 and consists of a 1-bay addition to the side wing. Asphalt shingles cover the roof, and the dwelling is clad with replacement vinyl siding. A brick chimney projects from the north slope of the roof just below the ridge near the intersection of the 1931-33 and 1963-70 sections. Vinyl casement windows are located in the easternmost bay of the front elevation of the 1970-87 section at the third story, and the remaining windows, except for a fixed 9-light wood window at the attic level on the front elevation of the 1931-33 section, contain a mixture of double-hung wood and vinyl sash featuring 1/1 and 6/6 muntins. The front entry was relocated from the original 1931-33 section to the easternmost bay of the 1970-87 section. It contains a paneled door framed by sidelights. An additional entry containing a modern paneled door is located in the northernmost bay of the east elevation of the original 1931-33 section. It is surmounted at the second-story by a porch. The porch's shed roof is supported by square posts and has vinyl picket railings. Access from the interior is via a sliding glass door. A garage is located in the southernmost bay of the rear elevation adjacent to the alley. The dwelling rests on a concrete foundation. The dwelling is located at the rear corner of the property and has a large front and side yard landscaped with a lawn, bushes and trees. A wood picket fence encloses the property. 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.

**Property ID:**

**-1584771385**

Page 1

☐ (Primary Contact)



A review of historic aerial photographs indicates that oldest section of 300 Wesley Avenue was constructed between 1931 and 1933 (NETR 1931, 1933). A Sanborn fire insurance map of 1937 depicts it as a 2-story, rectangular, wood-frame dwelling with a partial-width front porch located at the rear of the property adjacent to the alley (Sanborn Map Company 1937). According to the 1937 Ocean City Directory, Jack Halleran, Ruth Halleran and Charles E. Stetser occupied the dwelling. Ruth Halleran worked as a teacher at the Ocean City High School, while Jack Halleran and Charles E. Stetser did not list occupations. The dwelling acquired an L-shaped plan between 1963 and 1970 (NETR 1963, 1970). An addition to the east elevation is documented between 1970 and 1987, when the dwelling reached its current configuration (NETR 1970, 1987). These additions have substantially altered and obscured the dwelling's original orientation, form and massing.

300 Wesley Avenue is located on a rectangular lot approximately two blocks north of the Ocean City Tabernacle. Although it was constructed between 1931 and 1933, it lacks the integrity of design, materials and workmanship necessary to convey its historic character. The construction of the side wing has obscured the original form of the house, which currently reads as a 2-story, L-shaped, dwelling. Any original decorative details have been lost or covered with modern materials, and all visible exterior fabric is modern replacement materials. It lacks sufficient integrity of design, materials and workmanship to contribute to the district or to be individually eligible.

#### 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 alley that connects Third Street and Fourth Street between Central Avenue and Wesley 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 state/national and local historic districts because it has been substantially altered and is located at the edge of the district where the continuity has been broken by three non-contributing properties. These three properties (300 Wesley Avenue, 304-306 Wesley Avenue and 308-308B Wesley Avenue) break the rhythm of the streetscape as seen by pedestrians and thus represent a loss of integrity of setting, feeling, association and design.

Wesley 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.

#### 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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1584771385**

**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 American: Ocean City, New Jersey	1996
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	Ocean City: America's Greatest Family Resort	2003
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
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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Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
Sanborn Map Company	Ocean City	1923
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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Non-contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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:**

**-1584771385**

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote: 213

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.

☐ (Primary Contact)

**Property ID:**

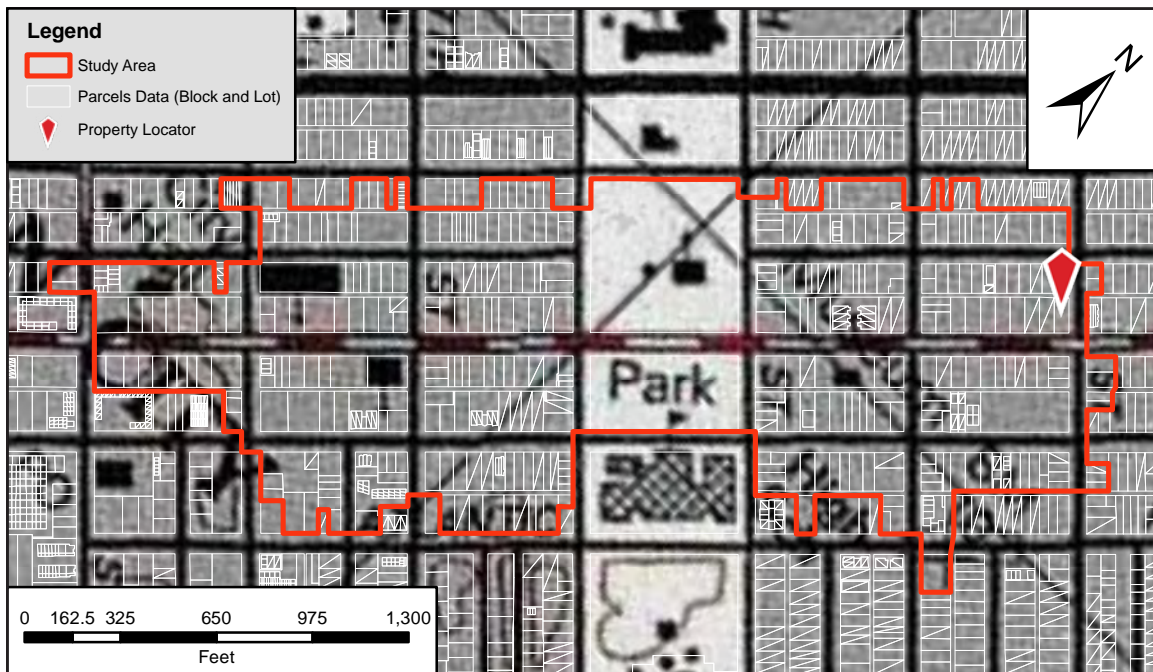
**-1584771385**

Page 4

Ocean City Architectural Survey  
Block 306, Lot 13  
300 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1227447556**

**Property Name:** 304-306 Wesley Ave.

**Ownership:** Private

**Address:** 304-306 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	306	14

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 306/Lot 14) contains two structures. The duplex is located at the front of the property. It was originally constructed in 1900 but reached its current highly altered configuration circa 2003. The garage is located at the rear of the property and was constructed circa 1931.

### Duplex

This 3-story with raised basement, vernacular, gambrel-front, wood-frame duplex was constructed in 1900 as a single-family, 2-bay, 2.5-story dwelling. A 3-story, 1-bay, hip-roof addition of circa 2003 that extends from the south elevation has altered the original form of the building into an L-shaped, asymmetrical form. Asphalt shingles cover the roof, and the building is clad with replacement vinyl siding and vinyl fish-scale shingles at the third story of the original gambrel-front core. An exterior chimney clad with vinyl siding is located on the rear elevation. Windows are a mix of double-hung 1/1 vinyl sash featuring faux 4/1 muntins and vinyl casements set in plain vinyl surrounds. A fixed arched wood window is located at the attic level of the original gambrel-front core. An entry porch spans the front elevation of the addition at the first story and wraps around the side elevation. It has a standing-seam metal roof supported by Doric columns and vinyl slat railings with pendant cutouts. Access is via a wood staircase. The same railings appear on the second- and third-story porches located on the front elevation of the original gambrel-front core. The first-story porch shields the front entries to each unit, which contain modern

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1227447556**

**Organization:** Hunter Research, Inc.

glazed doors featuring faux muntins. The building rests on a raised brick basement, which features double-hung 1/1 wood windows. It is set 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 tax records, 304-306 Wesley Avenue 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, asymmetrical, wood-frame dwelling with a wraparound porch (Sanborn Map Company 1890, 1909). The 1922 Ocean City Directory reports that M.J. and Margaret Brady occupied the dwelling. Neither listed an occupation. The dwelling was converted into condominiums and the large addition to the south elevation was constructed circa 2003. It has substantially altered its original form and creates the false impression that it was constructed as a very large and rambling Queen Anne-style dwelling, when in fact it was a much more modest gambrel-front vernacular dwelling with Queen Anne-style influences.

304-306 Wesley Avenue is located on a rectangular lot approximately two blocks north of the Ocean City Tabernacle. It lacks the integrity of design, materials and workmanship necessary to convey its historic character. The 3-story addition to the south elevation has obscured the original form of the house, which currently reads as a 3.5-story, L-shaped, asymmetrical duplex with a corner entry porch. The fenestration pattern has been altered, and all original decorative details have been lost or covered with modern materials.

#### Garage

This 1-story, 2-bay, detached garage was constructed circa 1931. It has a flat roof and is clad with replacement vinyl siding. Two modern paneled garage doors grant access to the interior. The garage appears to have a concrete foundation.

It is estimated that the garage was constructed circa 1931 based on review of a historic aerial photograph dating to 1933 (NETR 1933). A Sanborn fire insurance map of 1937 depicts it as a 1-story, wood-frame garage (Sanborn Map Company 1937).

Although the garage retains its original orientation, form and massing as documented by a Sanborn fire insurance map of 1937, visible exterior material fabric is entirely modern replacements.

#### 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 alley that connects Third Street and Fourth Street between Central Avenue and Wesley 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 state/national and local historic districts because it has been substantially altered and is located in an area at the edge of the district where the continuity has been broken by three non-contributing properties. These three properties (300 Wesley Avenue, 304-306 Wesley Avenue and 308-308B Wesley Avenue) break the rhythm of the streetscape as seen by pedestrians and thus represent a loss of integrity of setting, feeling, association and design.

Wesley 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.

**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:**

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1928		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1227447556**

**Organization:** Hunter Research, Inc.

(None Listed)	Polk's Ocean City Directory	1924
(None Listed)	West Jersey History Project	2013
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	Boyd's Ocean City Directory	1922
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
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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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
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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Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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
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 v12: 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

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1227447556**

Page 3

☐ (Primary Contact)

Historic District ? ☐ 0 Object 0 Industry

District Name: not applicable

Status:

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

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Conversion Problem? ☐ ConversionNote: 214

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.

☐ (Primary Contact)

Property ID:

-1227447556

Page 4



## CONTINUATION SHEET

304-306 Wesley Avenue

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Photograph 2: Oblique view of the garage located at the rear of 304-306 Wesley Avenue. View looking northeast.

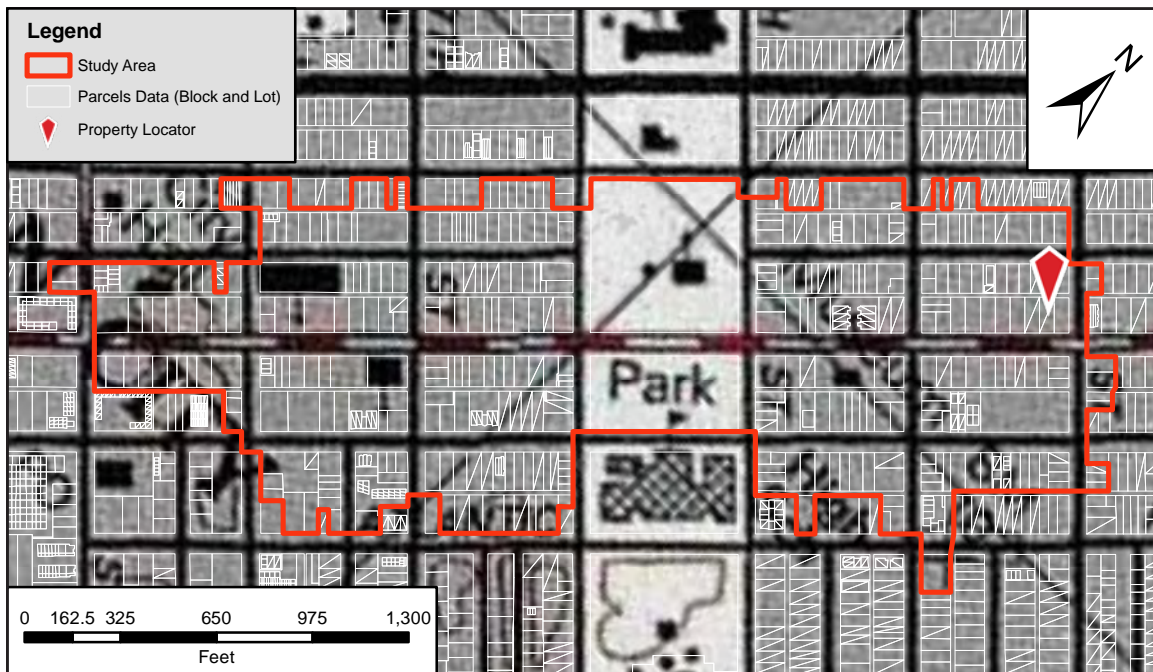
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 306, Lot 14  
304-306 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1963522887

**Property Name:** 305 Wesley Ave.

**Ownership:** Private

**Address:** 305 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	10

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 5-bay, vernacular, brick apartment building was constructed circa 1930. It has a flat roof and is clad with running-bond brick. The central three bays project slightly from the main block, and a band of rowlock bricks and soldier bricks wraps around the building above the second-story. The windows contain double-hung 1/1 wood and replacement 1/1 vinyl sash set in wood surrounds. All windows feature rowlock brick sills, and the first-story windows have soldier brick lintels. The two front entries are recessed within an arched opening at the center of the building. They are oriented parallel to Wesley Avenue and contain glazed and paneled wood doors. Access is via a concrete staircase with stuccoed walls and a metal railing. Secondary entries are located on the north and south (side) elevations. Porches with hip roofs supported by square Doric wood columns shield these secondary entries, which contain glazed and paneled wood doors and are accessed via split wood staircases. It appears that a brick foundation supports the building. The building has a small front 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.

It is estimated that 305 Wesley Avenue was constructed circa 1930. A review of historic aerial photographs confirms this date of construction, with the building first appearing on an aerial dating to 1933 (NETR 1933). A 1937 Sanborn fire insurance map depicts the building as a 2-story, rectangular-plan brick apartment building and identifies the northern unit as 305 Wesley Avenue and the southern unit as 307 Wesley Avenue (Sanborn Map Company 1937). The apartment replaced an early-20th-century wood-frame dwelling that stood at

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1963522887

**Organization:** Hunter Research, Inc.

the rear of the property. According to the 1937 Ocean City Directory, the building was known as Haines Apartments and divided into four units, which were occupied by Martin Jones, Marcus and Dorothy Frye, Jr. and Helen Maynard. Martin Jones worked as a chef at Johnstone's, and Helen Maynard was a teacher at the Ocean City High School. Marcus and Dorothy Frye did not list occupations. The building is an early example of an apartment building within the Ocean City Residential Historic District and is distinguished from other apartment buildings within the district by its residential scale. It is also among the few local buildings to make use of brick cladding.

305 Wesley Avenue was built circa 1930 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 map of 1937. The building also retains a historically appropriate fenestration pattern, although some of the window sashes have been replaced. The majority of the original exterior fabric survives, and no significant alterations are visible. The building possesses integrity of materials, design and workmanship, and integrity of setting, location, feeling and association are also present. It is rated a contributing resource to the Ocean City Residential Historic District.

#### Setting:

The property is presently located approximately 200 feet southeast and outside of 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; 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 west side of Wesley Avenue (312-314 Wesley Avenue, 320 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity.. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

Wesley 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 between Fifth and Sixth Streets.

#### 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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1963522887**

**Organization:** Hunter Research, Inc.



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 the New Jersey Coast	1890
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: 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 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:**

**1963522887**

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote: 53

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.

☐ (Primary Contact)

**Property ID:**

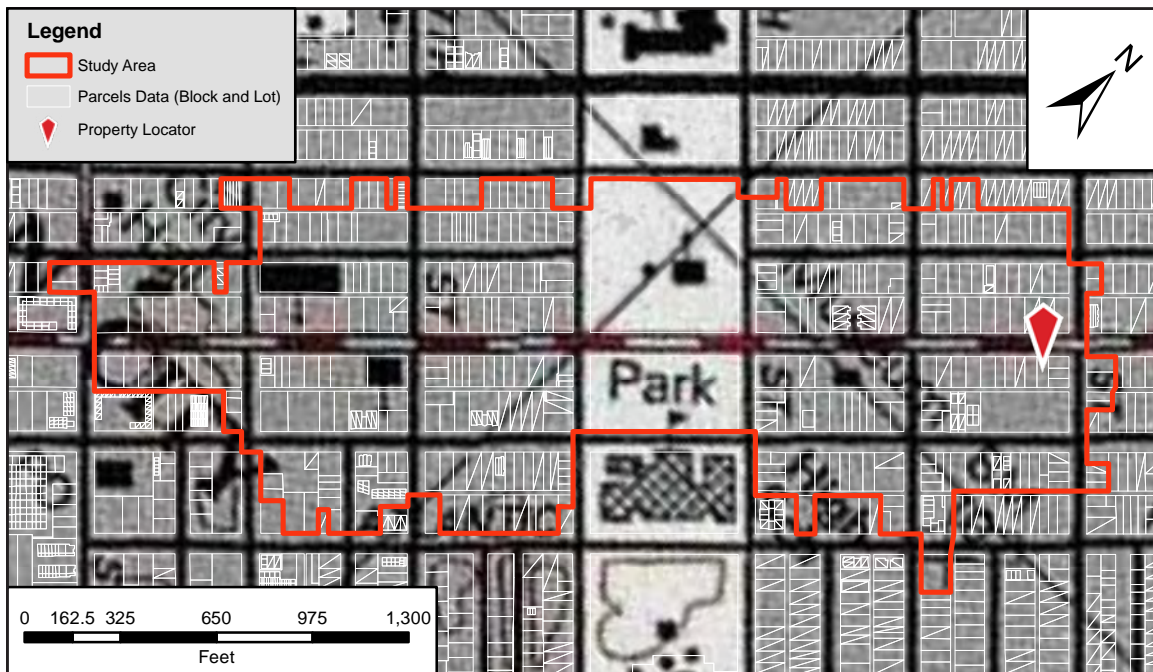
**1963522887**

Page 4

Ocean City Architectural Survey  
Block 305, Lot 10  
305 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 863147064

**Property Name:** 308-308B Wesley Ave.

**Ownership:** Private

**Address:** 308 Wesley AVE

**Apartment #:** -B

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	306	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 2-bay, wood-frame, Shed-style duplex was constructed in 1986. It has an asphalt-shingle, split side-gable roof and is clad with vinyl siding. Interior chimneys clad with vinyl siding project from the front corners of each unit. No. 308 has sliding vinyl windows on the first floor and double-hung 1/1 vinyl windows on the second story. No. 308B has sliding vinyl windows on the first story and vinyl casement windows on the second story. A 2-story porch spans and dominates the front elevation. It has vinyl picket railings, and the second story is supported by square posts set into a concrete pad. Access to the first- and second-story porches from each unit is via sliding glass doors. The front entries to each unit are located on the side elevations of the duplex, are oriented perpendicular to Wesley Avenue and are not easily visible from the public right-of-way. The duplex rests on a concrete foundation. It is set a short distance from the sidewalk and has a small front yard landscaped with gravel and bushes.

According to tax records, 308-308B Wesley Avenue was constructed in 1986. A review of historic aerial photographs confirms this date of construction, with the duplex first appearing on a historic aerial dating to 1987 (NETR 1987). It was constructed on a vacant lot that may have originally served as a side yard for 304-306 Wesley Avenue (Sanborn Map Company 1890, 1909, 1923, 1927; NETR 1987).

308-308B Wesley Avenue is located on a rectangular lot approximately two blocks north of the Ocean City Tabernacle. It was constructed in 1986 and is less than 50 years of age at the time of this survey.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

863147064

**Organization:** Hunter Research, Inc.



**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 alley that connects Third Street and Fourth Street between Central Avenue and Wesley 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 state/national and local historic districts because it postdates the recommended updated period of significance (1879-1956) and is located in an area at the edge of the district where the continuity of the district has been broken by three non-contributing properties. These three properties (300 Wesley Avenue, 304-306 Wesley Avenue and 308-308B Wesley Avenue) break the rhythm of the streetscape as seen by pedestrians and thus represent a loss of integrity of setting, feeling and association with the core of the district located to the south and west.

Wesley 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.

**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:**
**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
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:**

Page 2

☐ (Primary Contact)

**863147064**

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	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Non-contributing to H.D. (1/1/1990)

Notes: Address changed from 308-310 to 308-308B based on field verification

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 307

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:**

863147064

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 306, Lot 15  
308-308B Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: -1780833721

**Property Name:** 309-311 Wesley Ave.

**Ownership:** Private

**Address:** 309-311 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	9

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story, 2-bay, contemporary, wood-frame duplex was constructed in 2002. It has an asphalt-shingle cross-gable roof and is clad with vinyl siding. The façade is dominated by a prominent front-facing gable, which is comprised of a 3-story, 3-sided, hexagonal bay. A gabled dormer also appears on the front elevation. An exterior chimney clad with vinyl siding is located on the south elevation. Windows contain double-hung 1/1 vinyl sash with a mix of 6/9 and 6/6 faux muntins and are set in vinyl surrounds with molded vinyl crowns. A 3-story porch spans the front elevation. Each story is supported by Doric columns and has vinyl picket railings. The porch shields the side-hall front entry to the first-story unit. The front entry contains paired glazed doors with faux muntins, one of which is fixed and functions as a sidelight. An additional entry is located on the south elevation and presumably provides access to the second-story unit. A concrete foundation supports the duplex. The duplex has a small front yard landscaped with a lawn and bushes and is set a short distance from the sidewalk.

According to tax records, 309-311 Wesley Avenue was constructed in 2002. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating from 2002 (NETR 1987). It replaced an early-20th-century dwelling, which stood at the rear of the property adjacent to the alley.

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

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

-1780833721

**Organization:** Hunter Research, Inc.



**Setting:**

The property is presently located outside of and approximately 200 feet southeast of 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; 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 west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape to incorporate a portion of the 300 block of Wesley Avenue into the district.

Wesley 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 between Fifth and Sixth Streets.

**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:**
**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

☐ (Primary Contact)

**Property ID:**
**-1780833721**

Page 2

Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
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	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 v12: Non-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 Expansion

**Status:** Non Contributing

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 355

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:**

**-1780833721**

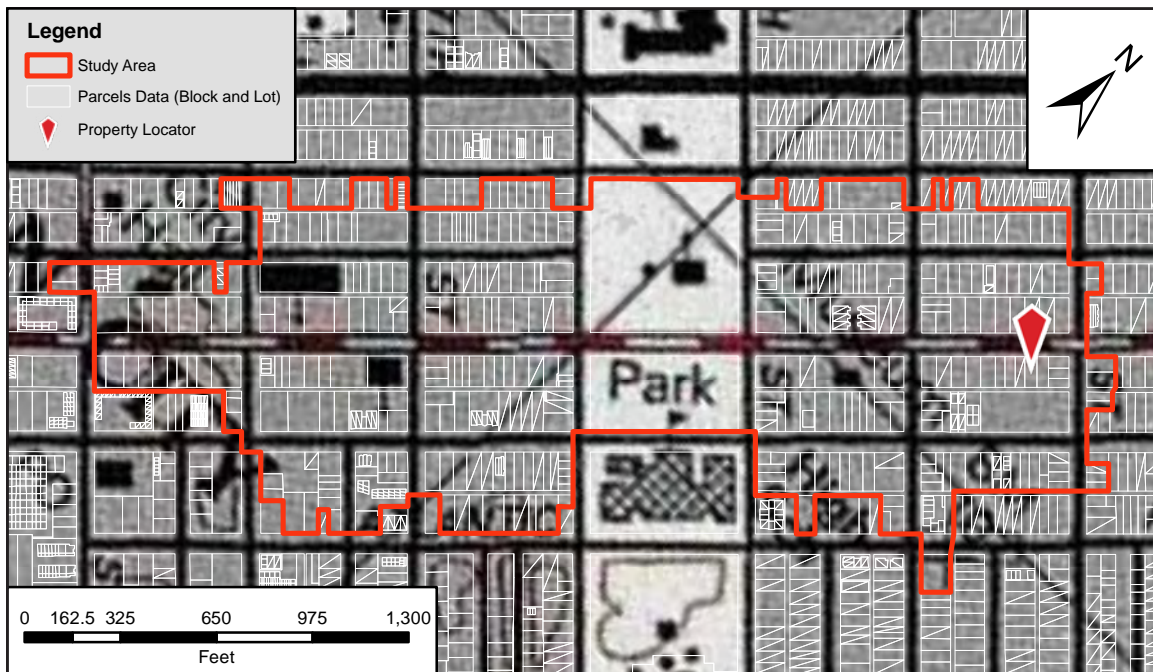
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 305, Lot 9  
 309-311 Wesley Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-229745191**

**Property Name:** 313-315 Wesley Ave.

**Ownership:** Private

**Address:** 313-315 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	8

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, Colonial-Revival, wood-frame duplex was constructed in 2003. It has an asphalt-shingle cross-gable roof and is clad with vinyl siding, though the attic-level of the prominent front-facing gable is finished with what appears to be vinyl shingles. An exterior brick chimney is located on the south elevation. Most windows contain double-hung 1/1 vinyl sash featuring faux 6/6 muntins, though paired 4-light vinyl casement windows appear at the attic level in the front-facing gable on the front elevation. A full-width porch spans the front elevation at the first story. It has a hip roof supported by Doric columns and vinyl picket railings. It shields the centered front entry, which contains a glazed door with faux muntins flanked by sidelights. The first-story porch supports a partial-width porch at the second-story. It has a pent roof supported by Doric columns and vinyl picket railings and is topped by the prominent front-facing gable. The building rests on a concrete-block foundation. The duplex has a small front yard landscaped with a lawn and bushes and is set a short distance from the sidewalk.

According to tax records, 313-315 Wesley Avenue was constructed in 2003. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating from 2006 (NETR 1987). It replaced an early-20th-century dwelling.

313-315 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its 2003 date of construction post-dates the period of significance.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-229745191**

**Organization:** Hunter Research, Inc.



**Setting:**

The property is presently located outside of and approximately 200 feet southeast of 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; 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 west side of Wesley Avenue (312-314 Wesley Avenue, 320 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape to incorporate a portion of the 300 block into the district.

Wesley 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 between Fifth and Sixth Streets.

**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:**
**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

Page 2

☐ (Primary Contact)

**-229745191**

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
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	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 New Jersey Coast, New Jersey	1937
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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes: Recommended non-contributing in 2018 due to 2003 date of construction.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 308

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:**

☐ (Primary Contact)

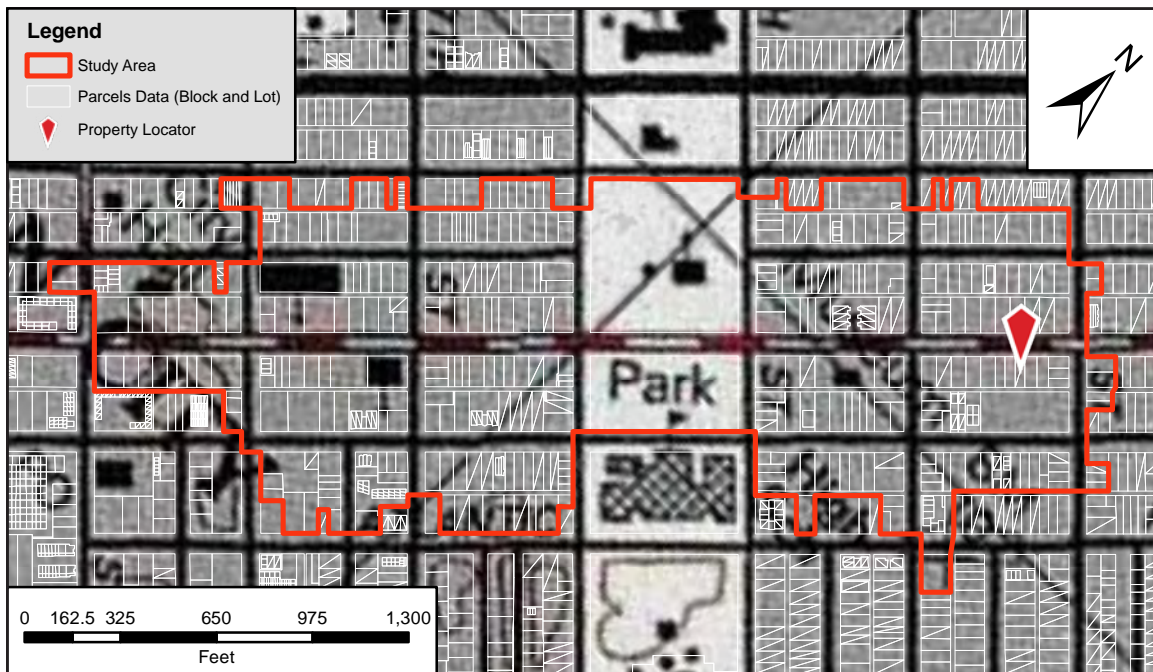
**-229745191**

Page 3

Ocean City Architectural Survey  
Block 305, Lot 8  
313-315 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-713463717**

**Property Name:** 314 Wesley Ave.  
**Address:** 314 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	306	16

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, vernacular, wood-frame, American Foursquare dwelling was constructed in the 1900s. It has an asphalt-shingle pyramidal hip roof with deeply overhanging eaves above exposed decorative rafters and hipped dormers with deeply overhanging eaves on the front, rear and south elevations and is finished with replacement textured asbestos shingles interpreted as dating no earlier than the 1920s. A 3-story, 3-sided, hexagonal bay capped by a hip roof projects from the north (side) elevation. A brick chimney projects from the rear roof slope behind the rear hipped dormer. Most windows contain replacement double-hung 1/1 vinyl sash, though replacement sliding windows and awning windows are also present. All windows have plain wood sills, lintels, casings and crowns. A porch spans the front elevation at the first story and wraps around the north elevation. The porch is Colonial Revival in character and appears to have replaced the original full-width porch between 1937 and 1956 as documented by Sanborn maps. It has a hip roof with exposed decorative rafters supported by square wood columns topped by carved brackets and wood picket railings. Access is via a wood staircase featuring wood plank railings. The porch shields the side-hall front entry, which is recessed beneath the second story and contains the original paired paneled wood doors surrounded by a molded wood casing and surmounted by a molded wood crown. The dwelling rests on a raised brick basement. A 1-story, 2-bay, flat-roof rear wing set on a full-height basement extends from the rear elevation. The house has a small front 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. A non-contributing modern gambrel-roof shed is located at the rear of the property.

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**-713463717**

Page 1



Although a plaque on the house gives 1914 as the date of construction for 314 Wesley Avenue, it is estimated that it was constructed in the 1900s based on map analysis. Historic maps confirm this date of construction, with the dwelling first appearing on the 1909 Sanborn map as a 2-story, wood-frame dwelling with a full-width porch (Sanborn Map Company 1890, 1909). According to the 1922 Ocean City Directory, Mrs. Robert Wheatman occupied the house. 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 Residential Historic District, with most examples dating from the 1900s to the 1920s.

314 Wesley Avenue was built in the 1900s 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 largely retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1909. Though a Colonial Revival-style wraparound porch replaced the original full-width porch between 1937 and 1956, this occurred during the historic district's period of significance (Sanborn Map Company 1937; NETR 1956). 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, though the brick foundation and decorative exposed rafters survive. 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 presently 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; 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 west side of Wesley Avenue (320 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted from Central Avenue and Fourth Street. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

Wesley 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 between Fifth and Sixth Streets.

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-713463717**

**Organization:** Hunter Research, Inc.

(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Polk's Ocean City Directory	1924
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 American: Ocean City, New Jersey	1996
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
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	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	Insurance Maps of New Jersey Coast, New Jersey	1937
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 v12: 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 Expansion

**Status:** Contributing

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-713463717**

Page 3

☐ (Primary Contact)

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

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Conversion Problem? ☐ ConversionNote: 261

*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.

☐ (Primary Contact)

**Property ID:**

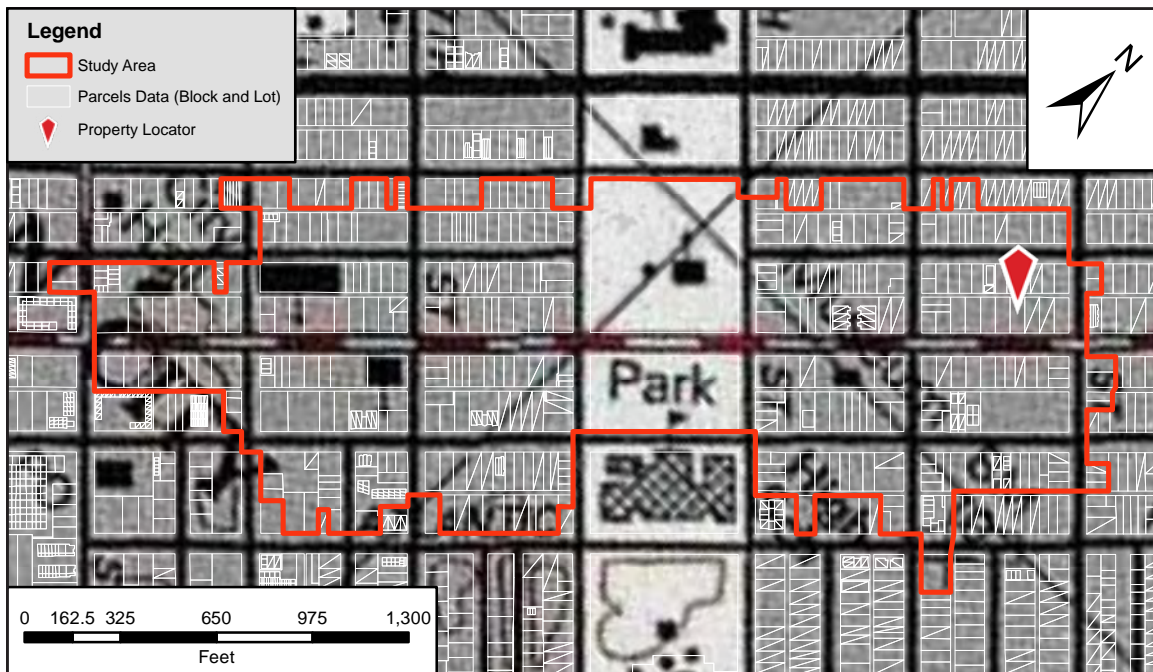
**-713463717**

Page 4

Ocean City Architectural Survey  
Block 306, Lot 16  
314 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-852947379**

**Property Name:** 316 Wesley Ave.

**Ownership:** Private

**Address:** 316 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	306	17

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 5-bay, Contemporary-style wood-frame building was constructed in 1993 and houses a dentist's office. It has a complex roofline featuring a cross-hipped core with prominent cross gables on the front, north and rear elevations and slightly overhanging boxed eaves and is finished with what appear to be vinyl shingles on the front elevation and clapboards on the side elevations. Windows appear to be vinyl casements, though paired fixed triangular windows are present at the attic level in the prominent front-facing gable on the front elevation. The front entry is located on the south elevation and is oriented parallel to Wesley Avenue. Access is via a wood staircase, which extends as a ramp towards a parking lot at the rear of the building. The building rests on a concrete foundation. It has a small front yard landscaped with a lawn and bushes and is set a short distance from the sidewalk.

According to tax records, 316 Wesley Avenue was constructed in 1993. A review of historic aerial photographs confirms this date, with the building first appearing on a historic aerial dating to 1995 (NETR 1995). It replaced an early-20th-century wood-frame dwelling (Sanborn Map Company 1923, 1937; NETR 1995).

316 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its 1993 date of construction post-dates the period of significance.

### Setting:

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-852947379**

**Organization:** Hunter Research, Inc.

The property is presently 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; 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 west side of Wesley Avenue (312-314 Wesley Avenue, 320 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

Wesley 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 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 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 between Fifth and Sixth Streets.

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-852947379**

**Organization:** Hunter Research, Inc.

Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1894
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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: YES

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes: Recommended non-contributing in 2018 due to 1993 date of construction.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 215

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.

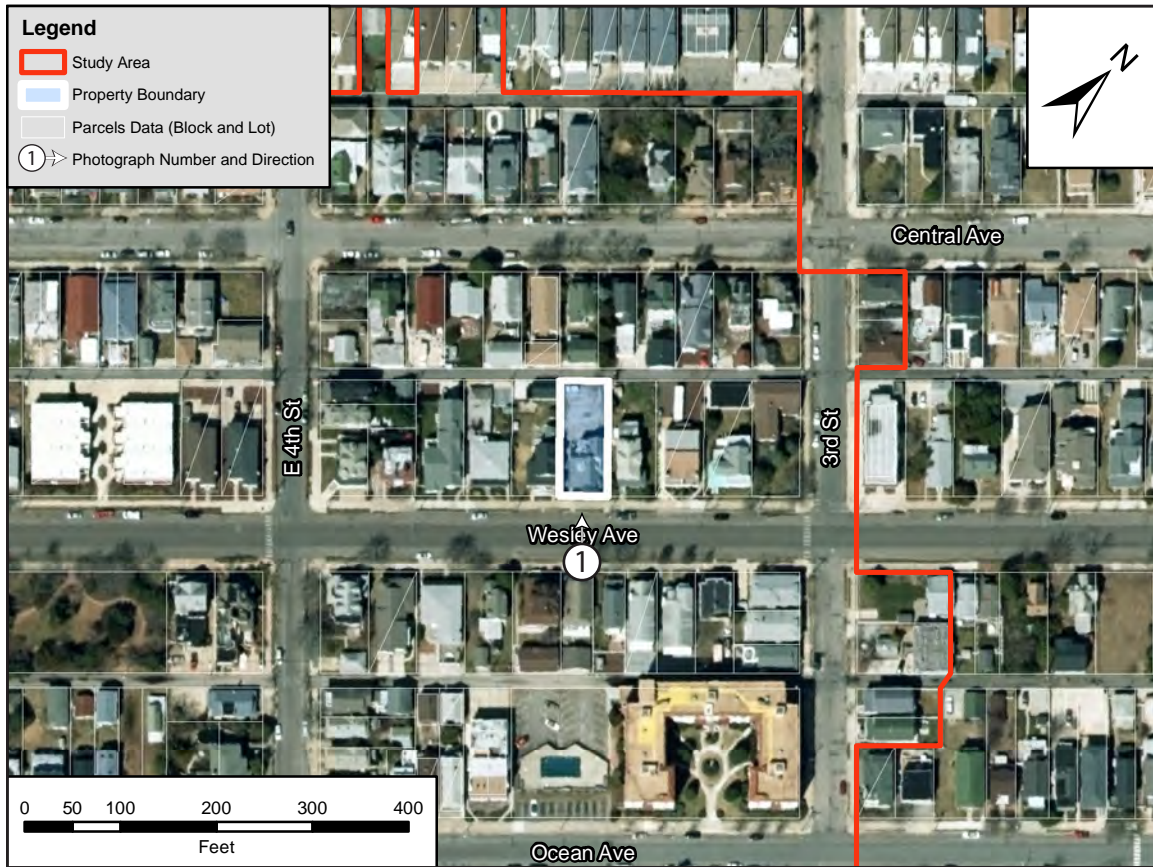
**Property ID:**

☐ (Primary Contact)

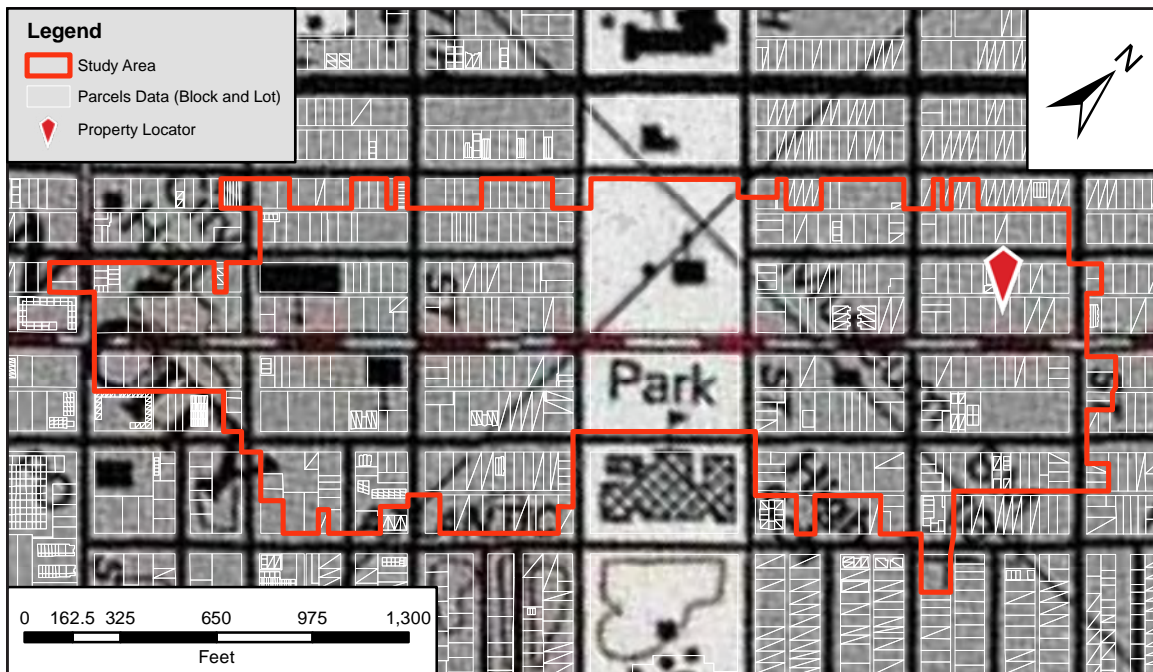
**-852947379**

Page 3

Ocean City Architectural Survey  
Block 306, Lot 17  
316 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 586738305

**Property Name:** 317 Wesley Ave.  
**Address:** 317 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	7

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, rectangular-plan, wood-frame vernacular dwelling was constructed in 1909. It has an asphalt-shingle, gable-front roof with deeply overhanging eaves and is clad with asbestos shingles, likely placed in the 1920s or later. A pent roof spans the front elevation above the second story and encloses the gable at the attic level. A brick chimney projects from the north roof slope towards the rear of the dwelling, and a 2-story, 3-sided, rectangular bay extends from the south (side) elevation. The first- and second-story windows contain replacement double-hung 1/1 vinyl windows featuring faux 6/6 muntins, and a replacement four-light vinyl casement window is present at the attic level on the front elevation. All windows feature plain wood sills, lintels and casings, and molded wood crowns appear above the first-story windows. Non-original fixed paneled shutters frame the first- and second-story windows. A full-width porch spans the front elevation at the first story. It has a shed-on-hip roof supported by paneled square Doric columns and wood picket railings. Access is via a wood staircase. The porch shields the side-hall front entry, which contains a glazed and paneled wood door. A brick foundation supports the dwelling. The dwelling is set a short distance from the sidewalk and has a small front yard landscaped with bushes and decorative plants set in mulched beds. The building has not been elevated or otherwise altered for flood protection. A vinyl picket fence enclosed the property. A modern, 1-story, 2-bay, side-gable shed is located at the rear of the property.

According to tax records, the dwelling at 317 Wesley Avenue was constructed in 1909. A review of historic maps confirms this date of construction, with the dwelling first appearing an aerial photograph dating to 1920 (NETR 1920). A Sanborn fire insurance map of 1923

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

586738305

Page 1

☐ (Primary Contact)

depicts it as a 2-story, wood-frame dwelling with a full-width porch (Sanborn Map Company 1923). The 1922 Ocean City Directory reports that Paul E. and Rena Huttinger occupied the dwelling. Paul E. Huttinger worked as a lawyer. 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 317 Wesley Avenue is located on a rectangular lot within the street grid less than two blocks north of the camp meeting and was constructed in 1909 during the Ocean City Residential Historic District's period of significance. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1923. The building also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Any original decorative details have been removed or covered over, but the dwelling retains its full-width porch and brick foundation. 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. The modern shed is non-contributing.

#### Setting:

The property is presently located approximately 210 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 Third Street and Fourth Street between Central Avenue and Wesley Avenue; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993). The property is judged by the 2018 survey update to be within an area of potential boundary expansion of the state/national district due to the fact that the majority of the properties on the west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 326 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity. Although non-contributing properties are present on the east and west sides of the 300 block of Wesley Avenue, 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 Wesley Avenue streetscape north of the Fourth Street intersection to incorporate a portion of this block into the state/national district.

Wesley 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 study area, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

#### 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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**586738305**

Page 2

Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001
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Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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
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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	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 v12: 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 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:**

**586738305**

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote: 112

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.

☐ (Primary Contact)

**Property ID:**

**586738305**

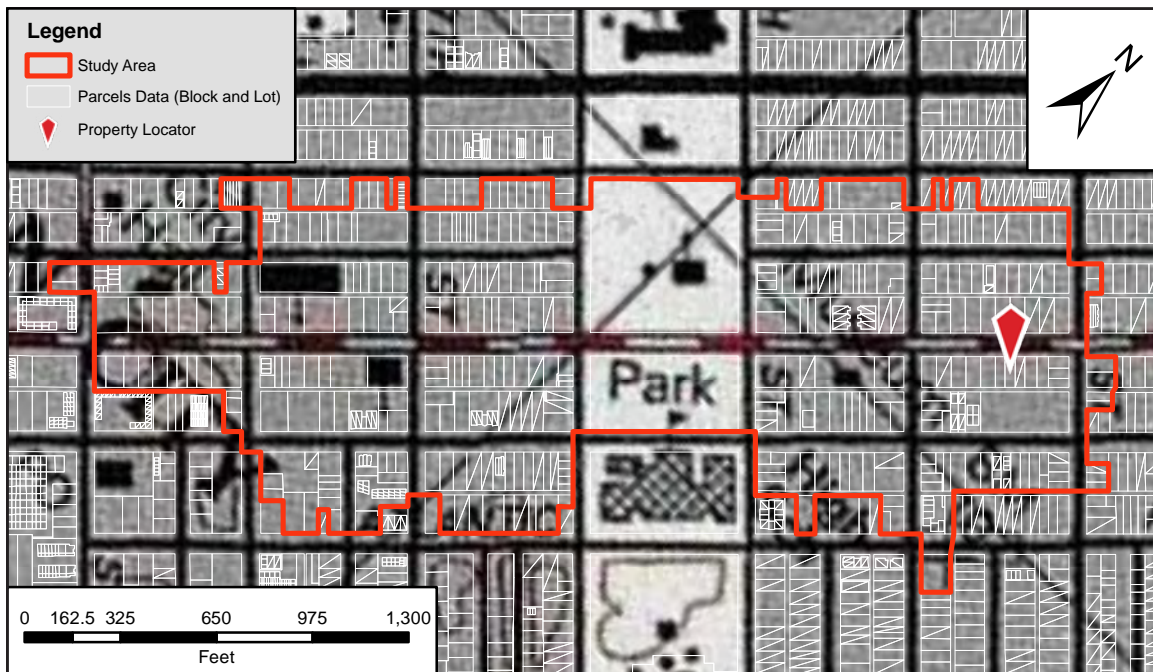
Page 4



Ocean City Architectural Survey  
Block 305, Lot 7  
317 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: -1601522930

**Property Name:** 319 Wesley Ave.  
**Address:** 319 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	6

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 305/Lot 6) contains two structures. The dwelling is located at the front of the property on Wesley Avenue and was constructed circa 1920. The garage is located at the rear of the property and was constructed circa 1930. Both structures are contributing to an expanded Ocean City Historic District as recommended in this survey effort.

### Dwelling

This 1.5-story with raised basement, 3-bay, vernacular, wood-frame bungalow was constructed circa 1920. It has an asphalt-shingle, gable-front roof with deeply overhanging eaves and is clad with replacement vinyl siding. A pent roof spans the front elevation above the first story and encloses the gable at the attic level. An exterior brick chimney is located on the south elevation and pierces the roof. A 1-story, 3-sided, hexagonal bay projects from the south (side) elevation, and a 1-story, 3-sided, rectangular bay extends from the north (side) elevation. The windows contain replacement double-hung 1/1 vinyl sash and vinyl casements set in vinyl surrounds. A full-width porch spans the front elevation at the first story. It is recessed beneath the pent roof, which is supported by massive square piers clad with replacement vinyl siding and extending uninterrupted to the ground. The porch is enclosed by replacement vinyl turned post railings. Access is via a staircase with replacement vinyl turned post railings located adjacent to the porch pier on the south elevation. The porch shields the off-center front entry, which contains a replacement glazed door featuring leaded glass. The porch overhangs the full-height

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

-1601522930

Page 1

☐ (Primary Contact)

basement, which is clad with replacement vinyl siding and appears to house a separate apartment unit. An additional off-center entry containing a glazed and paneled door is located at the basement level on the front elevation. A concrete foundation supports the dwelling. The dwelling is set a short distance from the sidewalk and has a small front yard landscaped with a lawn, bushes, decorative plants and concrete-block retaining wall and. The building has not been elevated or otherwise altered for flood protection.

Although a plaque on the front elevation gives 1924 as the dwelling's date of construction, a review of historic aerials and maps indicates that the dwelling was constructed circa 1920. It appears on an aerial photograph dating to 1920 (NETR 1920). A Sanborn fire insurance map of 1923 depicts it as a 1-story, rectangular, wood-frame dwelling with a full-width porch (Sanborn Map Company 1923). According to the 1922 Ocean City Directory, Maylan M. and Laura M. Robinson occupied the dwelling. Neither resident listed an occupation. The bungalow form, which is characterized by its low profile that incorporates most living spaces into one floor, increased in popularity in the United States starting in the early 20th century after the introduction of the Craftsman style, and was primarily concentrated in California. The term has come to refer to small, 1-story dwellings that exhibit other styles, though those found in the Ocean City Residential Historic District have been modified to fit their surrounding shore environment often with raised basements and full-width porches.

The dwelling at 319 Wesley Avenue is located on a rectangular lot within the street grid less than two blocks north of the camp meeting and was constructed circa 1920 during the Ocean City Residential Historic District's period of significance. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1923. The building also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is entirely modern replacements materials, and any original decorative details have been removed or covered over. The dwelling retains, however, its full-width porch and concrete foundation. 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.

#### Garage

This 1-story, 2-bay, gable-front, wood-frame detached garage was constructed circa 1930. It has an asphalt-shingle roof and is clad with replacement vinyl siding. Two modern paneled garage doors grant access to the interior.

It is estimated that the garage was constructed circa 1930. A review of historic maps confirms this date of construction, with the garage first appearing on an aerial photograph dating to 1933 (NETR 1933). A Sanborn fire insurance map of 1937 depicts it as a 1-story, rectangular, wood-frame garage.

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 (Sanborn Map Company 1937). Visible exterior fabric is entirely modern replacement interior. Integrity of location, setting, feeling and association are present, and the garage possesses sufficient integrity of design, materials and workmanship to be rated a contributing resource.

#### Setting:

The property is presently located outside and approximately 210 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 Third Street and Fourth Street between Central Avenue and Wesley Avenue; 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 of the national/state district due to the fact that the majority of the intervening neighboring properties on the west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 326 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 321 Wesley Avenue, 327 Wesley Avenue and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues uninterrupted east from Central Avenue and north from Fourth Street. Although a handful of non-contributing properties are present on the east and west sides of Wesley Avenue, they are not present in significant enough numbers to interrupt the continuity of the district's residential streetscape. As such, there is sufficient continuity to incorporate most of the 300 block of Wesley Avenue into the national/state district.

Wesley 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 study area, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

#### 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:

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1601522930**

Page 2

☐ (Primary Contact)

☐ 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:	Year:	HPO Accession #: (if applicable)
(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)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
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(None Listed)	Polk's Ocean City Directory	1928	
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Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	1892	
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	
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	
Sanborn Map Company	Insurance Maps of the New Jersey Coast	1890	
Taylor, Frank H	Ocean City, NJ	1903	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1601522930**

**Organization:** Hunter Research, Inc.



**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes:

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

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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:** 156

*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:**

**-1601522930**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

319 Wesley Avenue

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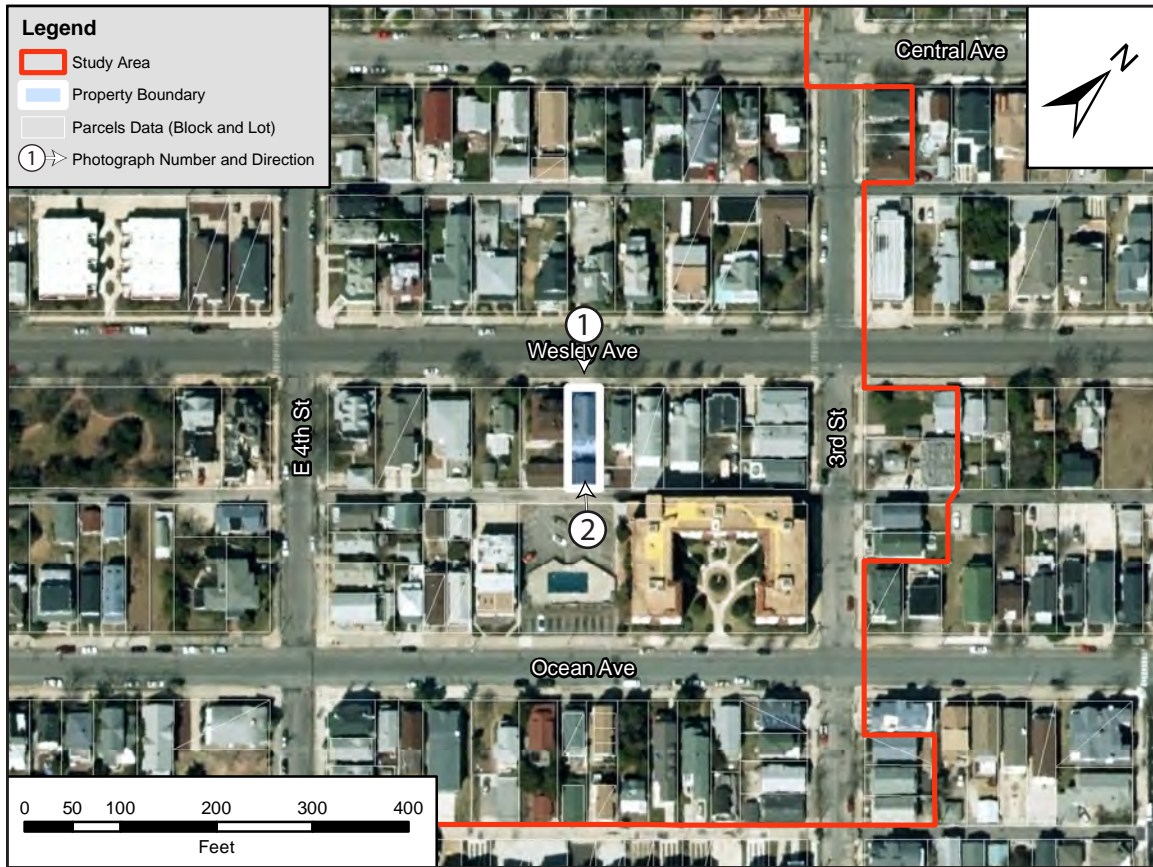


Photograph 2: View of the garage located at the rear of 319 Wesley Avenue. View looking northwest.

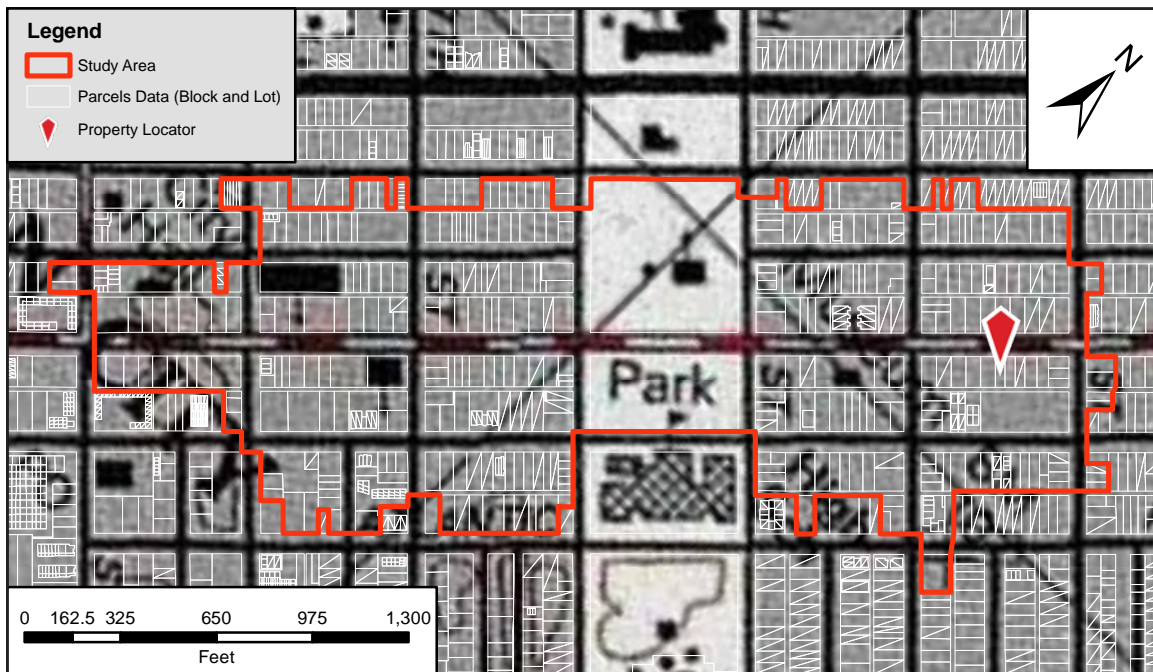
---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 305, Lot 6  
319 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 702093824

**Property Name:** 320 Wesley Ave.

**Ownership:** Private

**Address:** 320 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	306	18

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 306, Lot 18) contains two structures. The main dwelling is located at the front of the property on Wesley Avenue and was constructed between 1890 and 1909. A cottage is located at the rear of the property and was built between 1890 and 1909 as a stable and subsequently converted into a garage and then a guest cottage. Both buildings are contributing resources.

#### Main Dwelling

This 2.5-story, 2-bay, vernacular, gable-front, rectangular-plan, wood-frame, vernacular dwelling was constructed between 1890 and 1909. It has an asphalt-shingle roof above with slightly overhanging eaves above a dentilled cornice in the gable ends and is clad with asbestos shingles. A gabled dormer is located on north elevation. The windows contain replacement double-hung 1/1 sash and have plain sills, lintels and casings and molded wood crowns. Fixed paneled shutters frame the windows on the front elevation. A porch spans the front elevation at the first story and wraps around the south elevation. It has a hip roof above a dentilled cornice supported by Doric columns, which appear to be vinyl replacements, and replacement vinyl turned spindle railings. The porch is supported by brick piers. Access is via a composite wood split staircase, which is a modern replacement with vinyl turned spindle railings. The porch shields the side-hall front entry, which contains the original glazed and paneled wood door surmounted by a transom. The porch overhangs a full-height brick basement, which features arched windows containing replacement double-hung 1/1 sash with arched brick lintels. A circa 2005, 1-story, 2-bay, gable-

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

702093824

**Organization:** Hunter Research, Inc.



front, vinyl-clad addition with a stuccoed foundation extends from the rear elevation. The house has a small front 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.

The dwelling at 320 Wesley Avenue was constructed between 1890 and 1909. It first appears on the 1909 Sanborn map as a 2.5-story, rectangular, wood-frame dwelling with a wraparound porch (Sanborn Map Company 1890, 1909). According to the 1928 Ocean City Directory, Mrs. Hattie C. Travilla and Gladys Travilla occupied the dwelling. Neither resident reported a profession. This vernacular dwelling draws upon several elements of style (e.g. classicized wraparound porch and gable-front form) found around the Ocean City Residential Historic District spanning from the 1880s to the 1920s, though it does not exhibit a clear style of its own.

The dwelling at 320 Wesley 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 largely retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1909, though a circa 2005 addition extends from the rear elevation (Sanborn Map Company 1909; NETR 2002, 2006). The rear addition, however, is not visible from the front elevation and is appropriate in scale and form. 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-height brick basement and dentilled cornice survive. 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.

#### Stable/Cottage

This 1.5-story, 2-bay, gable-front, wood-frame building was originally constructed as a stable between 1890 and 1909 but currently serves as a rental cottage. It has an asphalt-shingle roof and is clad with vinyl siding at the first story and vinyl shingles at the attic level. Windows contain replacement double-hung 1/1 wood sash set in vinyl surrounds and surmounted by molded vinyl crowns. Fixed paneled vinyl shutters frame the windows. The side-hall front entry is framed by pilasters and surmounted by a hood. A modern awning supported by a metal frame spans the easternmost two bays of the front elevation.

The cottage at 320 Wesley Avenue was built between 1890 and 1909 and first appears on the 1909 Sanborn map, which identifies the wood-frame building as a stable (Sanborn Map Company 1890, 1909). By 1923, it had been converted into a garage. It continued to serve as a garage through 1937 (Sanborn Map Company 1923, 1937). It is unclear when it was converted into a residence, but it currently serves as a rental cottage (Berger Realty 2018).

The stable converted into cottage at 320 Wesley Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District's period of significance. It is located at the rear of the property and is visible from the street. It largely retains its original form, massing and orientation as documented by the 1909 Sanborn map, though it has been converted from a stable into a residential cottage impacting the design. One of the significant alterations is removal of the stable door(s) and presumably hayloft door from the gable end, but the side elevations appear to have a historically appropriate fenestration pattern, though the sashes have been replaced. Visible exterior fabric is entirely modern replacement material and any original ornamental details have been lost or covered over. The dwelling 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 presently 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; 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 west side of Wesley Avenue (314 Wesley Avenue, 326 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley Avenue and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

Wesley 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 between Fifth and Sixth Streets.

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**702093824**

**Organization:** Hunter Research, Inc.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
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 American: Ocean City, New Jersey	1996	
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	1892	
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, Cape May County, New Jersey	1909	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**702093824**

**Organization:** Hunter Research, Inc.

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: NO

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes:

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

---

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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)

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**Conversion Problem?** ☐ **ConversionNote:** 262**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:****702093824**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

320 Wesley Avenue



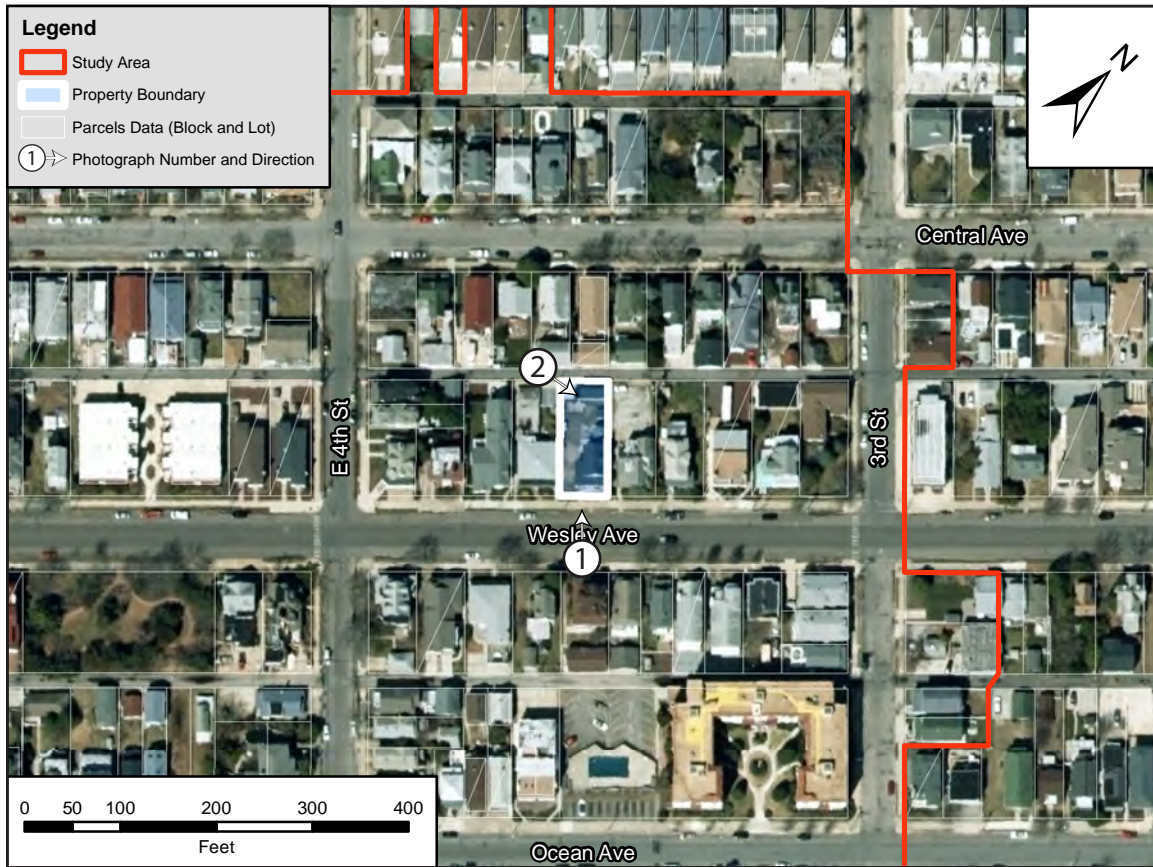
Photograph 2: Oblique view of the cottage located at the rear of 320 Wesley Avenue. View looking northeast.

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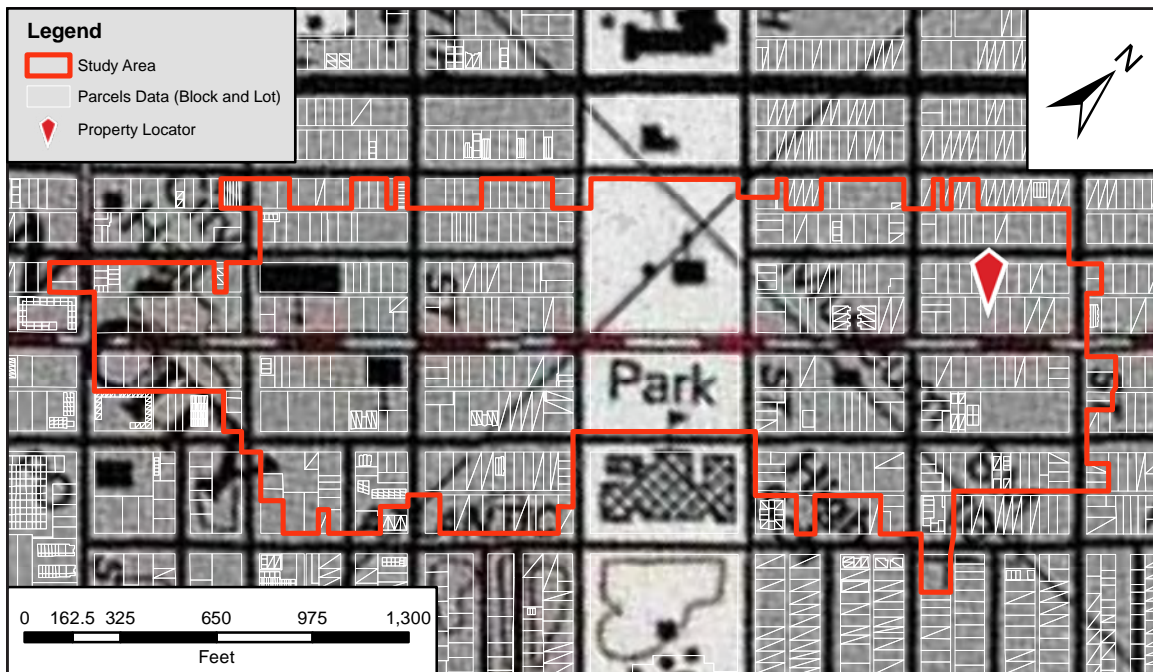
**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 306, Lot 18  
320 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-759165577**

**Property Name:** 321 Wesley Ave.  
**Address:** 321 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	5

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 305/Lot 5) contains two structures. The dwelling is located at the front of the property on Wesley Avenue and was constructed in 1928. The apartment/garage is located at the rear of the property and was constructed circa 1920. Both structures are contributing to an expanded Ocean City Historic District as recommended in this survey effort.

### Dwelling

This 2.5-story with raised basement, 3-bay, vinyl-sided, wood-frame, vernacular American Foursquare dwelling was constructed in 1928. It has an asphalt-shingle, pyramidal hip roof with slightly overhanging eaves and a boxed cornice. An exterior brick chimney is located on the north (side) elevation, and hipped dormers appear on all four elevations. A 1-story, 3-sided, rectangular bay extends from the second story on the south (side) elevation. The windows contain replacement double-hung 1/1 vinyl sash with plain sills, lintels and casings. Non-original fixed louvered shutters frame the first- and second-story windows on the front and south elevations. A porch spans the front elevation at the first story and wraps around the south and rear elevations. It has a hip roof supported by Doric columns and wood plank railings. Access is via a wood staircase featuring a quarter turn and wood plank railings. The porch shields the side-hall front entry, which contains paired glazed and paneled wood doors, which appear to be period appropriate. The porch roof features a pediment, which sits above the off-center front entry and the staircase. The porch is supported by brick piers and overhangs the full-height brick basement,

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-759165577**

Page 1

☐ (Primary Contact)

which contains a separate apartment unit. An additional off-center entry provides access to the basement unit. The dwelling has a small front yard landscaped with a lawn, bushes and trees 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, 321 Wesley Avenue was constructed in 1928. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 1931 (NETR 1931). A Sanborn fire insurance map of 1937 depicts it as a 3-story, rectangular, wood-frame dwelling with a wraparound porch (Sanborn Map Company 1937). The 1928 Ocean City Directory reports that Jeffry and Renners Read occupied the dwelling. Jeffry Read worked in insurance. 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 style 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.

The dwelling at 321 Wesley Avenue is located on a rectangular lot within the street grid less than two blocks north of the camp meeting and was constructed in 1928 during the Ocean City Residential Historic District's period of significance. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937. The building also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is entirely modern replacements materials with perhaps the exception of the front doors, and any original decorative details have been removed or covered over. The dwelling retains, however, its wraparound porch and full-height brick basement. 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.

#### Apartment/Garage

This 2.5-story, 5-bay, vernacular, wood-frame cottage/garage was constructed circa 1920. It is oriented with its long axis facing east onto the alley. The second story houses an apartment unit, and the first story serves as a garage. It has an asphalt-shingle, cross-gambrel roof and is finished with replacement vinyl siding at the first story and wood shingles at the second story. The second story overhangs the first story and features full-width shed dormers with deeply overhanging eaves and exposed rafters on the east and west elevations. Most windows contain replacement double-hung 1/1 sash, though a large double-hung 8/8 wood window is present at the first story on the east elevation. Eight-light wood awning windows are located at the first story and the attic level on the south elevation. A partial-width porch supported by square wood posts is located at the second story on the south elevation. It has wood plank railings, and access is via a wood staircase with wood plank railings. The porch provides access to two entries, which presumably provide access to the apartment unit. Access to the interior of the first-story garage is via three paired, side-hung, board-and-batten wood garage doors and a board-and-batten door.

It is estimated that the garage was constructed circa 1920. A review of historic maps confirms this date of construction, with the cottage/garage first appearing on a Sanborn fire insurance map of 1923 as a 2-story, rectangular, wood-frame dwelling (Sanborn Map Company 1923). According to the 1928 Ocean City Directory, Harry and Lillian Taylor occupied the building. Harry Taylor owned the Ocean City Recreation Parlor, which was located at 832 Asbury Avenue.

The apartment/garage was built circa 1920 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 1923 (Sanborn Map Company 1923). It also retains a historically appropriate fenestration pattern and some original wood windows, but some of the sashes have been replaced. Visible exterior fabric includes modern replacement materials, most notably the asphalt-shingle roof and vinyl siding at the first story, but the building also retains wood shingle cladding at the second story. Integrity of location, setting, feeling and association are present, and the garage possesses sufficient integrity of design, materials and workmanship to be rated a contributing resource.

#### Setting:

The property is presently located outside and approximately 210 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 Third Street and Fourth Street between Central Avenue and Wesley Avenue; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 300 block of Wesley Avenue. The property is judged to be within an area of potential national/state district boundary expansion due to the fact that the majority of the intervening neighboring properties on the west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 326 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues uninterrupted east from Central Avenue and north from Fourth Street. Although non-contributing properties are present on the east and west sides of the 300 block of Wesley Avenue, they are not present in significant enough numbers to interrupt the continuity of the district's residential streetscape. As such, there is sufficient continuity of the streetscape to incorporate most of the 300 block of Wesley Avenue into the national/state district.

Wesley 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

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-759165577**

**Organization:** Hunter Research, Inc.

few rising higher than the tree lines. Wesley Avenue spans the length of the study area, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

**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)

# **BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
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 American: Ocean City, New Jersey	1996	
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	1895	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-759165577**

**Organization:** Hunter Research, Inc.



Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes:

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

---

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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:** 157**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:**☐ (Primary Contact)**-759165577**

Page 4

## CONTINUATION SHEET

321 Wesley Avenue



Photograph 2: Oblique view of the garage located at the rear of 321 Wesley Avenue. View looking northwest.

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

**Date:** June 2018

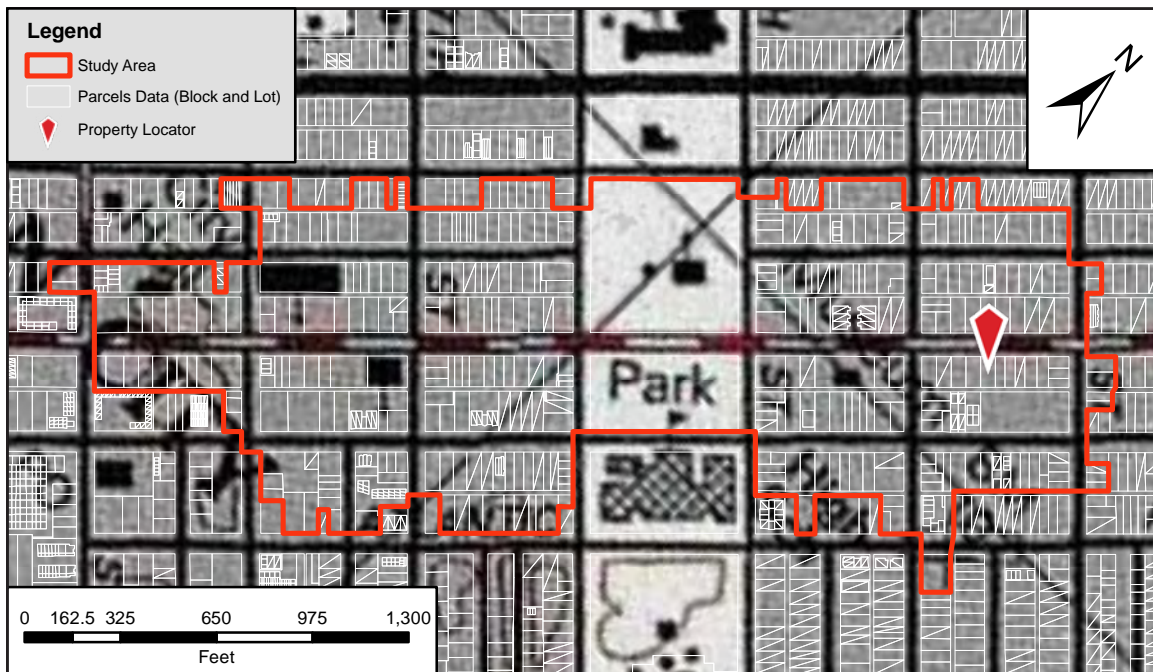
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 305, Lot 5  
321 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1548673362**

**Property Name:** 326 Wesley Ave.

**Ownership:** Private

**Address:** 326 Wesley AVE

**Apartment #:**

**ZIP:** 08226

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	306	19

**Property Photo:**



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

This 2-story, 3-bay, vernacular, rectangular dwelling was constructed in 1952. It has a low-pitched, asphalt-shingle hip roof with deeply overhanging eaves. The first story is finished with manufactured stone on the front elevation and aluminum siding on the side elevations, and the second story is clad with replacement vinyl shingles. Windows are varied but are asymmetrically placed and comprise a mix of double-hung 1/1 wood sash windows and fixed picture windows with double-hung sash sidelights. A porch spans the southernmost two bays of the front elevation at the first story and terminates at a 1-story, 1-bay wing that extends from the front elevation. It shields the off-center recessed front entry, which contains a glazed door framed by sidelights. The porch is surmounted by an open, full-width balcony, which is supported at the first story by wrought iron posts. The balcony has wrought-metal railings and access via an off-center entry containing a glazed and paneled door. The foundation is not visible. The house has a small front 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.

According to tax records, 326 Wesley Avenue was constructed on a previously vacant lot in 1952. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating from 1956 (NETR 1956). It is unclear why the lot remained undeveloped into the mid-20th century, though it may have served as a side yard for the neighboring houses. It represents the ways in which vacant lots in Ocean City disappeared during the mid-20th century as property values continued to rise. The building has no style but reflects post-WWII design ideas that combined synthetic materials, like manufactured stone and siding, used bands of windows,

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1548673362**

**Organization:** Hunter Research, Inc.



and had relatively low-pitched roofs. Postwar vernacular houses are not common in the Ocean City Residential Historic District because most of the lots had been built-upon by the end of the 1920s.

326 Wesley Avenue was constructed in 1952 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 less than two blocks north of the camp meeting. The building retains its historic orientation, form and massing as documented by a historic aerial dating to 1956 (NETR 1956). The building also retains a historically appropriate fenestration pattern, although some window sashes have been replaced. Although modern replacement materials, including the asphalt shingles covering the roof and the vinyl shingles cladding the second story, are present on the exterior, the original first-story cladding survives. The original decorative wrought-metal porch supports and wrought-metal railings are also present. The dwelling 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 presently 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; 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 west side of Wesley Avenue (312-314 Wesley Avenue, 320 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

Wesley 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 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 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 between Fifth and Sixth Streets.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1548673362**

**Organization:** Hunter Research, Inc.

Cain, Tim	Peck's Beach: A Pictorial History of Ocean City, New Jersey	1988
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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 and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
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 New Jersey Coast, New Jersey	1937
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 v12: Non-contributing to H.D. (1/1/1990)

Notes: Recommended contributing in 2018 due to 1952 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:** Contributing

**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote: 113

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1548673362**

Page 3

☐ (Primary Contact)

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.

☐ (Primary Contact)

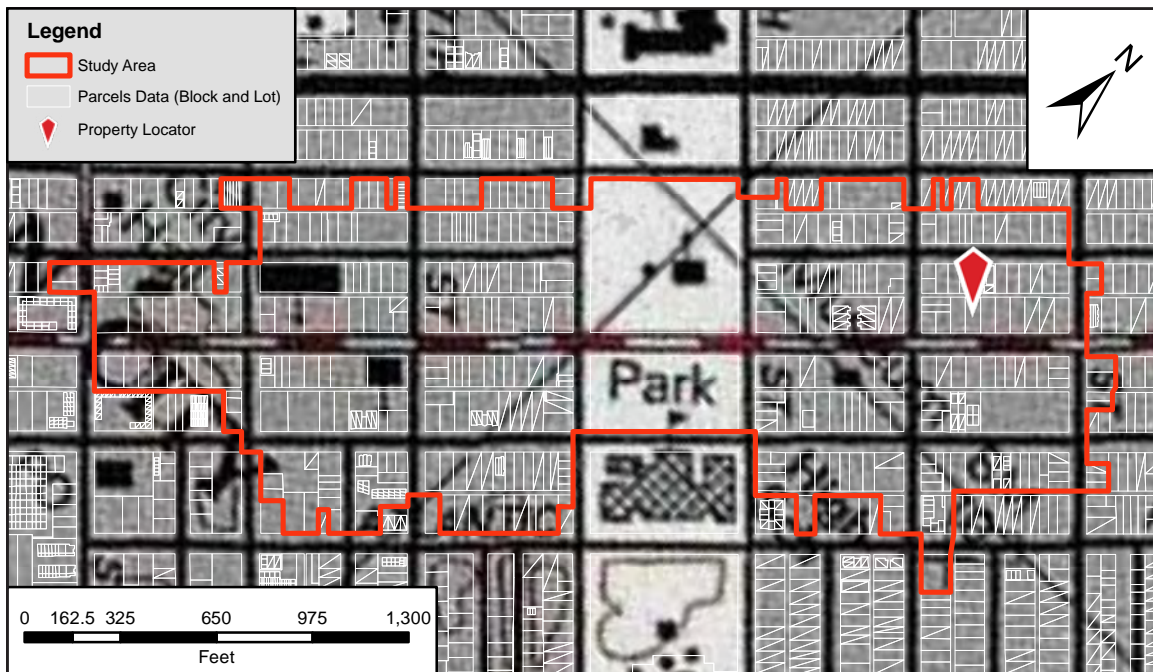
**Property ID:**

**-1548673362**

Ocean City Architectural Survey  
Block 306, Lot 19  
326 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-493139988**

**Property Name:** 327 Wesley Ave.

**Ownership:** Private

**Address:** 327 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	4

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 305/Lot 4) contains two structures. The dwelling is located at the front of the property on Wesley Avenue. The garage is located at the rear of the property. Both structures were constructed circa 1935 and are contributing to an expanded Ocean City Historic District as recommended in this survey effort.

### Dwelling

This 1.5-story, wood-frame, Cape Cod dwelling was constructed circa 1935 in the vernacular Colonial Revival style. It is oriented perpendicular to Wesley Avenue with its primary façade facing south. The building consists of a 3-bay main block and a 1-story, 1-bay side-gable side wing, which extends slightly beyond the wall surface of the main block. It has an asphalt-shingle, side-gable roof with slightly overhanging eaves and is clad with wood board-and-batten siding on the main block and asbestos shingles, which may be original, on the side wing. Two gabled dormers are located on the front elevation, and the second story on the rear elevation is formed by a shed dormer. A brick chimney projects from the north corner of the shed dormer's roof. Windows contain double-hung 1/1 replacement vinyl sash set in vinyl surrounds. Fixed louvered shutters frame the first story windows on the front elevation. The center-hall front entry contains a glazed and paneled door. A 1-bay porch featuring a shed roof with flared eaves supported by square wood columns shields the front entry. Access is via three brick steps with wrought-metal railings. The dwelling rests on a concrete-block foundation faced with brick. A 1-story, L-

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-493139988**

**Organization:** Hunter Research, Inc.

shaped, flat-roof addition extends from the east (side) elevation. It was constructed between 1937 and 1956 and is clad with asbestos shingles. The dwelling has a small front yard and side yard landscaped with a lawn, bushes and trees 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 327 Wesley Avenue was constructed circa 1935. A review of historic maps and aerial photographs confirms this date of construction. The dwelling does not appear on aerials dating to 1931 and 1933, but it is present on a Sanborn fire insurance map of 1937, which depicts it as a 2-story, wood-frame dwelling with a 1-story side wing (NETR 1931, 1933; Sanborn Map Company 1937). It was constructed on a vacant lot, which may have originally served as a side yard for one of the neighboring properties. According to the Ocean City Directory, Harold and Dorothy R. Lee occupied the dwelling. Harold Lee was the assistant editor of the Ocean City Sentinel Ledger. The dwelling is an example of the Cape Cod form. The Cape Cod form, a variation of the Colonial Revival style, is uncommon in the Ocean City Residential Historic District. Cape Cod houses were popular from the 1940s to the 1960s. By that time, Ocean City's blocks were mostly filled with earlier dwellings, and few lots remained undeveloped.

The dwelling at 327 Wesley Avenue is located on a rectangular lot within the street grid less than two blocks north of the camp meeting and was constructed circa 1935 during the Ocean City Residential Historic District's recommended updated period of significance (1879-1956). The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937. Although a 1-story addition to the east elevation expanded the size of the dwelling, it was constructed prior to 1956 during the recommended updated period of significance and is not easily visible from Wesley Avenue. The building also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric includes modern replacements materials, such as an asphalt-shingle roof and vinyl windows, but the period-appropriate board-and-batten wood cladding on the main block and entry porch survive. The asbestos shingles on the side wing may also be original. 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.

#### Garage

This 1-story, 1-bay, wood-frame, detached garage was constructed circa 1935 and is located at the rear of the property. It has an asphalt-shingle, gable-front roof and is clad with asbestos shingles, which are likely original. A concrete foundation supports the garage.

It is estimated that the garage was constructed circa 1935. A review of historic maps and aerial photographs confirms this date of construction. The garage does not appear on aerials dating to 1931 and 1933, but it is present on a Sanborn fire insurance map of 1937, which depicts it as a 1-story, rectangular, wood-frame garage (NETR 1931, 1933; Sanborn Map Company 1937).

The garage was built circa 1935 during the Ocean City Residential Historic District's recommended updated period of significance (1879-1956). It retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937 (Sanborn Map Company 1923). The building retains asbestos shingle cladding, which is likely original. Integrity of location, setting, feeling and association are present, and the garage possesses sufficient integrity of design, materials and workmanship to be rated a contributing resource.

#### Setting:

The property is presently located outside and approximately 200 feet northeast of the northern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by Fourth Street; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes the 300 block of Wesley Avenue. The property is judged to be within an area of potential national/state district boundary expansion due to the fact that the majority of the intervening neighboring properties on the west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 326 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues uninterrupted east from Central Avenue and north from Fourth Street. Although non-contributing properties are present on the east and west sides of the 300 block of Wesley Avenue, they are not present in significant enough numbers to interrupt the continuity of the district's residential streetscape. As such, there is sufficient continuity to incorporate most of the 300 block of Wesley Avenue into the national/state district.

Wesley 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 study area, with the Ocean City Tabernacle and War Memorial Park located between Fifth and Sixth Streets.

#### 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:

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-493139988**

**Organization:** Hunter Research, Inc.

☐ 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:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
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Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1895	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	
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	Ocean City, Cape May County, New Jersey	1909	
Taylor, Frank H	Ocean City, NJ	1903	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-493139988**

**Organization:** Hunter Research, Inc.

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: 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 Expansion**Status:** Contributing**Associated Archeological Site/Deposits?** ☐

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

---

**Conversion Problem?** ☐ **ConversionNote:** 158*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:**☐ (Primary Contact)**-493139988**

Page 4



## CONTINUATION SHEET

327 Wesley Avenue



Photograph 2: Oblique view of the garage located at the rear of 327 Wesley Avenue. View looking northwest.

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

**Date:** June 2018

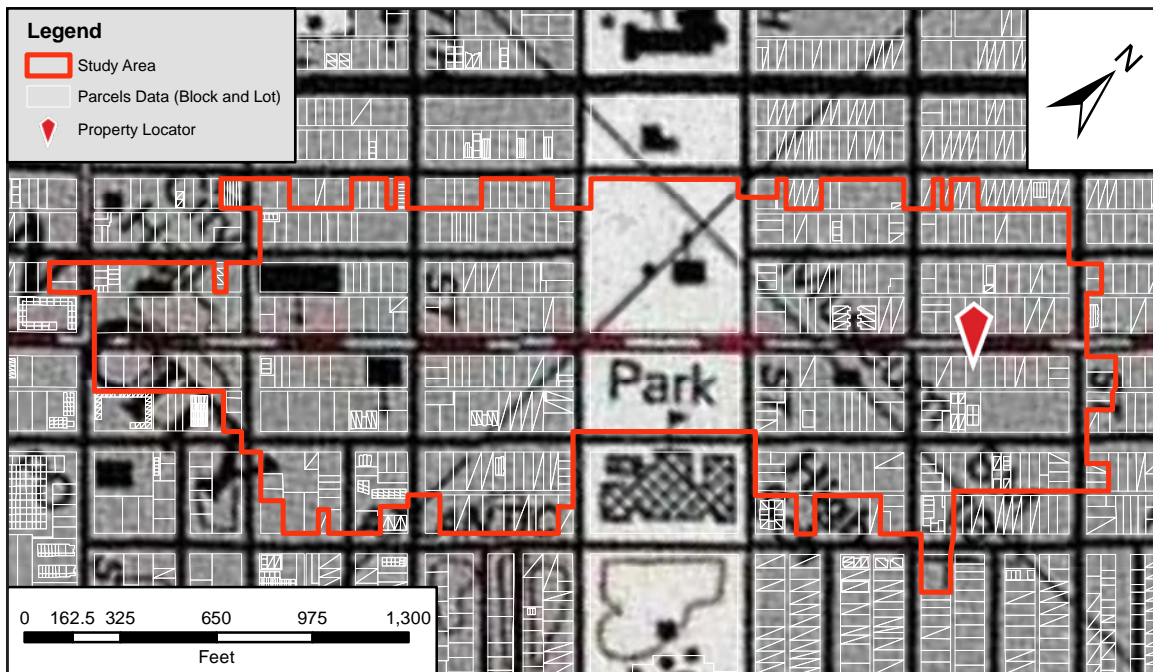
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 305, Lot 4  
327 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-393899519**

**Property Name:** 328-330 Wesley Ave.

**Ownership:** Private

**Address:** 328-330 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	306	20

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, vernacular, L-shaped, wood-frame duplex was constructed circa 2007. It has a complex roofline covered with asphalt shingles and featuring a cross-gable core and two gabled dormers on the north elevation. The building is clad with vinyl shingles. The front elevation is dominated by a prominent front-facing gable which comprises the northernmost bay. It features a 2-story, 3-sided hexagonal bay surmounted by a balcony recessed beneath the roof. The windows primarily contain double-hung 1/1 vinyl sash with faux 4/4 muntins. A 2-story porch, recessed beneath the main roof, spans the southernmost two bays on the front elevation. The porch is supported by square vinyl posts and has vinyl turned-spindle railings. The porch shields the off-center front entry, which provides access to No. 328 and contains paired glazed and paneled wood doors. The entry to No. 330 is located on the north (side) elevation. The foundation has been faced with brick. The building has a small front yard that is landscaped with a lawn and bushes and is set a short distance from the sidewalk.

It is estimated that 328-330 Wesley Avenue was constructed circa 2007. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on aerials between 2007 and 2008 (NETR 2007, 2008). It replaced an early-20th-century apartment building that was demolished between 2002 and 2006 (Sanborn Map Company 1937; NETR 2002, 2006).

328-330 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its circa 2007 date of construction post-

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-393899519**

**Organization:** Hunter Research, Inc.

dates the period of significance.

**Setting:**

The property is presently located approximately 180 feet north of 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 Fourth Street; 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 west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 326 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

Wesley 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 between Fifth and Sixth Streets.

**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:**

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001	
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Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**-393899519**

Page 2



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
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes: Recommended non-contributing in 2018 due to circa 2007 date of construction.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 263

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.

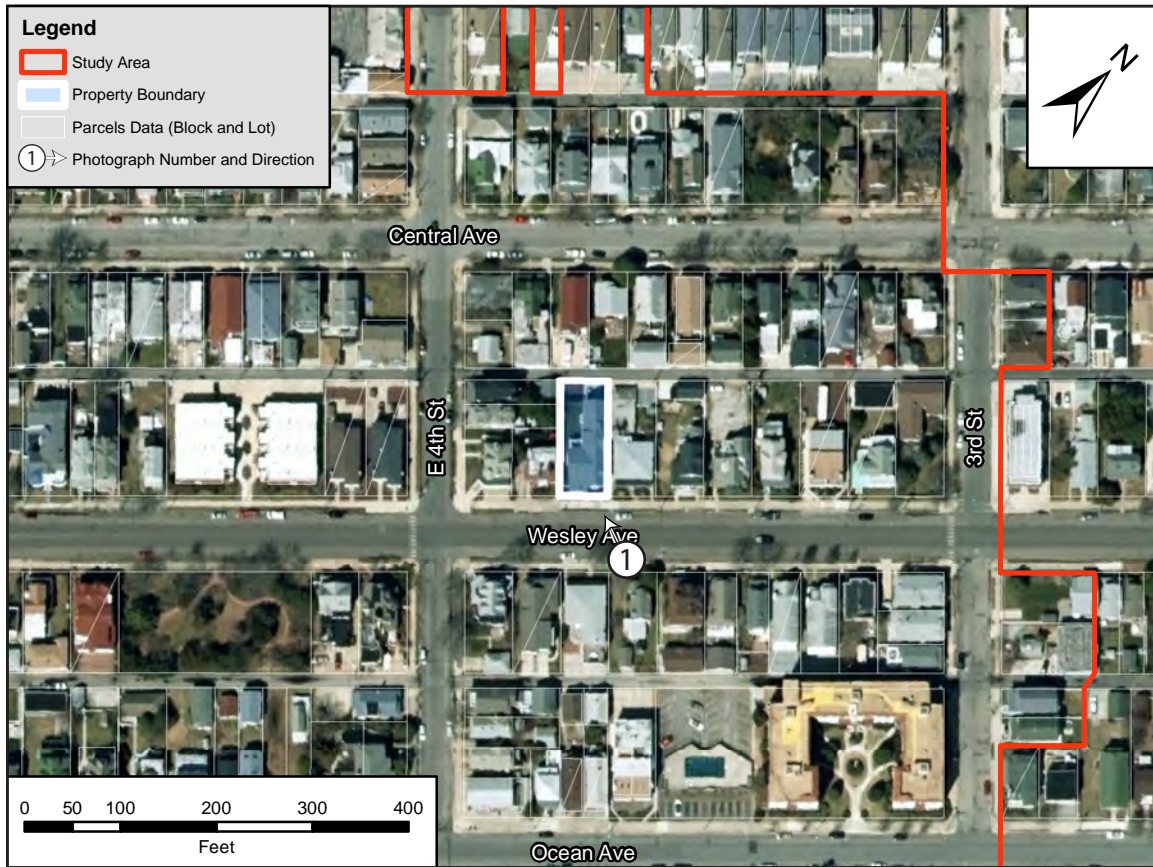
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☐ (Primary Contact)

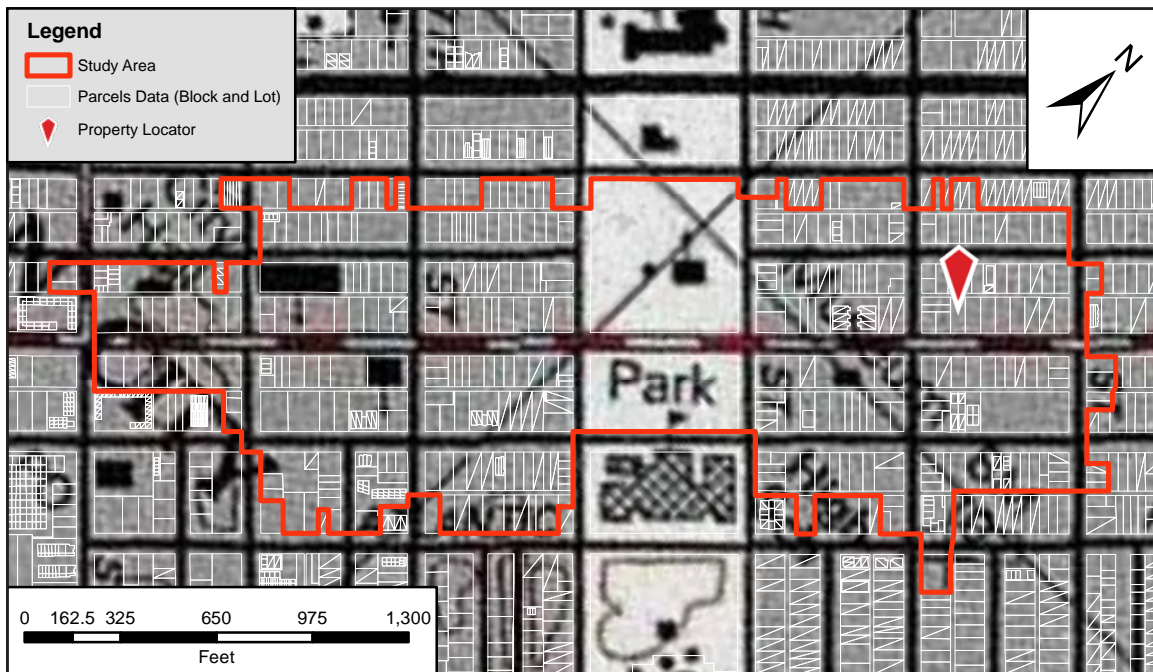
**-393899519**

Page 3

Ocean City Architectural Survey  
 Block 306, Lot 20  
 328-330 Wesley Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1393948028

**Property Name:** 331 Wesley Ave.

**Ownership:** Private

**Address:** 331 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	3

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 3-bay, vernacular, rectangular dwelling was constructed in 1983. It has a low-pitched, asphalt-shingle hip roof with deeply overhanging eaves. The first story is finished with running-bond brick on the front elevation and vinyl siding on the side elevations, and the second story is clad with vinyl siding. Windows, including the bay windows in the north bay on the front elevation, are vinyl casements. Fixed louvered shutters frame the windows on the front elevation. A porch spans the northernmost two bays of the front elevation at the first story and terminates at a 1-story wing that extends from the front elevation. It shields the off-center front entry, which contains a paneled wood door framed by sidelights. The porch is surmounted by an open porch, which is supported at the first story by wrought metal posts and spans the full-width of the second story. It has wrought-metal railings and access from the interior of the dwelling is via an off-center entry containing a paneled wood door. A concrete foundation supports the dwelling. It has a small front yard landscaped with a lawn and bushes and is set a short distance from the sidewalk.

According to tax records, 331 Wesley Avenue was constructed in 1983. A review of historic aerials confirms this date of construction, with the dwelling first appearing on an aerial dating from 1987 (NETR 1987). It replaced an early-20th-century dwelling, which stood at the rear of the property adjacent to the alley and closely resembles the residence at 326 Wesley Avenue.

The property is presently located approximately 160 feet northeast of the northern boundary of the Ocean City Residential Historic District

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1393948028

**Organization:** Hunter Research, Inc.

(NR 1/15/2003 and 3/20/2003), which is formed Fourth Street; 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 of the national/state district due to the fact that the majority of the neighboring properties on the west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 326 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues uninterrupted from Central Avenue and Fourth Street. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street and Central Avenue to incorporate a portion of this block into the district. 331 Wesley Avenue is currently in the local historic district and in an area of potential boundary expansion of the national/state district, however it would be non-contributing because its 1983 date of construction post-dates the period of significance.

**Setting:**

The property is currently located inside the boundaries of the local Ocean City Historic District (1/28/1993) and in an area identified in 2018 as a recommended potential boundary expansion of the national/state Ocean City Residential Historic District. Wesley 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 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 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 between 5th and 6th Streets.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1393948028**

**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
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	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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, Cape May County, New Jersey	1909
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Non-contributing to H.D. (1/1/1990)

Notes: 329-31 changed to 331 Wesley Ave. based on field verification.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 54

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.

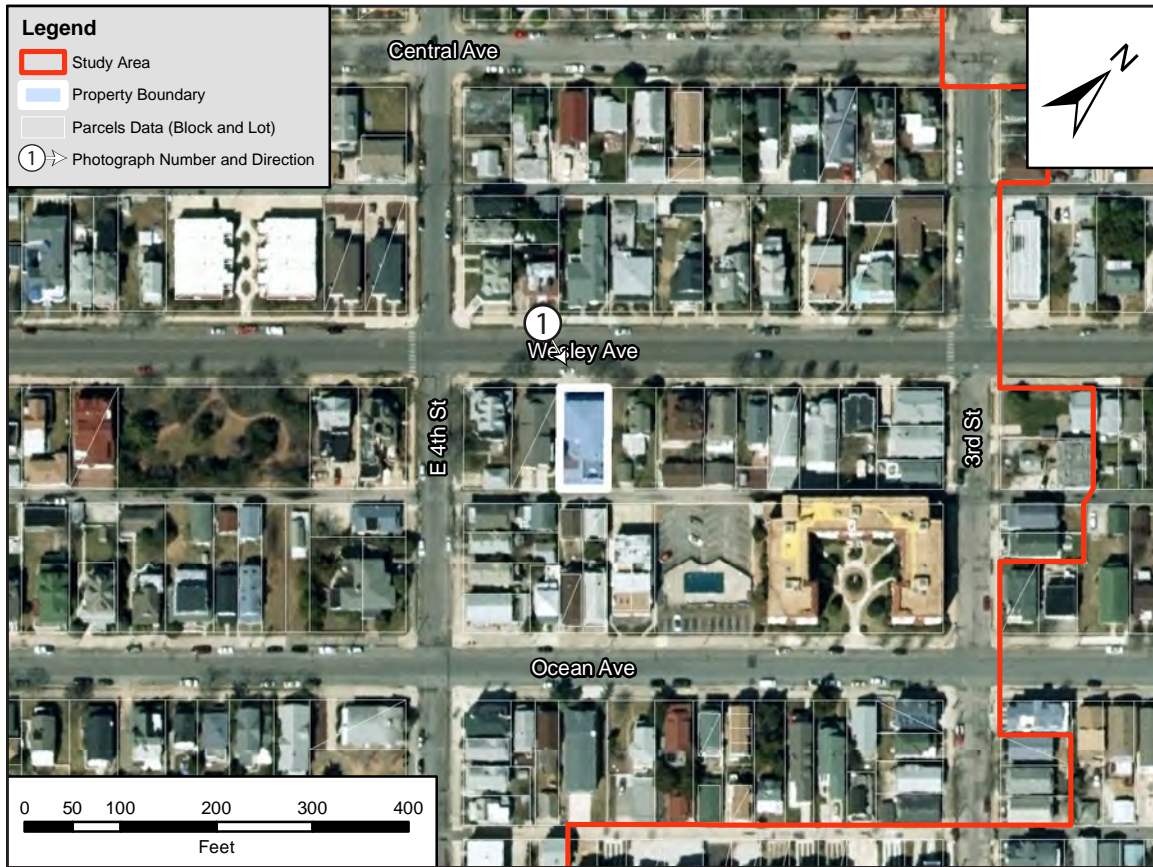
**Property ID:**

**1393948028**

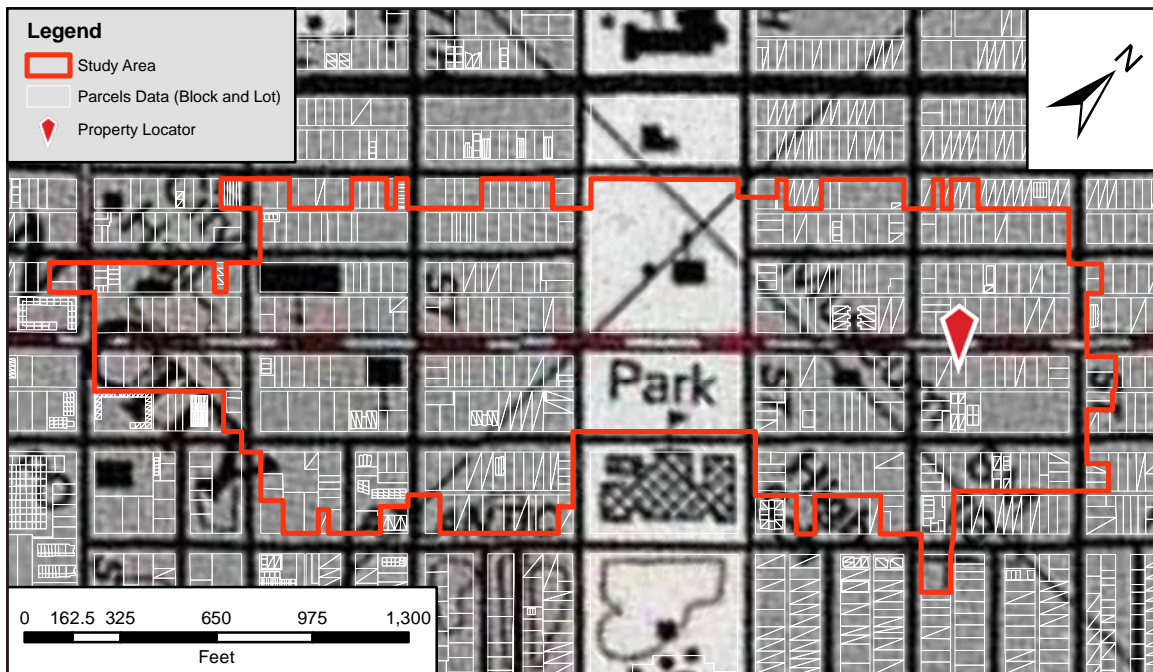
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 305, Lot 3  
331 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 468160558

**Property Name:** 332 Wesley Ave.  
**Address:** 332 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	306	23

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story, 3-bay, irregular plan, clapboarded, wood-frame building was constructed circa 1900 in the Second Empire style. It was originally built as a single-family residence, but it has been divided into four apartments. It has an asphalt-shingle mansard roof with moderately overhanging bracketed eaves above a wide band of plain wood trim that wraps around the house. Gabled single-bay dormers appear on the front, north, south and rear elevations. The front elevation is staggered with each bay being recessed, from south to north. A 2-story, 3-sided, rectangular bay clad with patterned wood shingles and topped by a hip roof extends from the south (side) elevation. Most windows contain replacement double-hung 1/1 vinyl sash, some of which feature faux 6/1 muntins, though it appears that some wood sash may survive, most notably in the second-story central window on the front elevation, which has a patterned upper sash. The first- and second-story windows retain their plain wood sills, casings and lintels and molded wood crowns. The full-width porch that spanned the front elevation at the first story has been removed, though it appears that the northernmost bay of the porch was enclosed and expanded as an addition to the first story. The addition is finished with asbestos shingles and capped by a hip roof that spans the front elevation, shielding an entry porch in the central bay and continuing as a pent roof in the southernmost bay. This pent roof wraps around the south elevation. Two non-original front entries containing glazed and paneled wood doors, which presumably provide access to separate apartment units, are present beneath the central entry porch. Access is via a wood staircase with a stuccoed wall oriented to the south elevation. The building rests on a foundation that has been stuccoed. A 1-story, flat-roof addition extends from the rear elevation and projects beyond the south elevation. The building has a small front yard landscaped with a lawn and bushes and is set a short distance from the sidewalk. The

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

468160558

Page 1

☐ (Primary Contact)

building has not been elevated or otherwise altered for flood protection.

According to tax records, 332 Wesley Avenue was constructed circa 1900. A review of historic maps confirms this date of construction, with the building first appearing on the 1909 Sanborn map as a 3-story, wood-frame dwelling with a mansard roof and a full-width porch. The 1928 Ocean City Directory reports that Jean A. N. Barbour, Robert Barbour, William and Annie Barbour and William Barbour (II) occupied the dwelling. Robert Barbour was a clerk, William Barbour listed his occupation as cementworker and William Barbour (II) worked as a junior telegraph operator for the Reading Co. 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.

332 Wesley Avenue was constructed 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 building largely retains its historic orientation, form and massing as documented by the 1909 Sanborn map, though the original full-width porch has been removed. The building also retains a historically appropriate fenestration pattern, although most window sashes have been replaced. Although the wood clapboard and patterned wood shingle cladding survives, replacement materials, including asphalt shingles and asbestos shingles, are also present on the exterior. The building retains its bracketed eaves, but most of the Second Empire-style ornamental details have been lost or covered over. 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 presently located approximately 140 feet north and outside of the northern boundary and outside of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed Fourth Street; 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 west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 326 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

Wesley 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 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 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 between Fifth and Sixth Streets.

#### 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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1928		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**468160558**

**Organization:** Hunter Research, Inc.



(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
(None Listed)	West Jersey History Project	2013
(None Listed)	Boyd's Ocean City Directory	1921
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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
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
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☒

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

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**468160558**

Page 3

☐ (Primary Contact)

**Status:** Contributing

**Associated Archeological Site/Deposits?**

☐

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

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Conversion Problem? ☐

ConversionNote: 264

*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

☐ (Primary Contact)

**Organization:** Hunter Research, Inc.

**Property ID:**

**468160558**

Page 4

## CONTINUATION SHEET

332 Wesley Avenue



Photograph 2: Oblique view of 332 Wesley Avenue showing the front and south elevations. View looking northwest.

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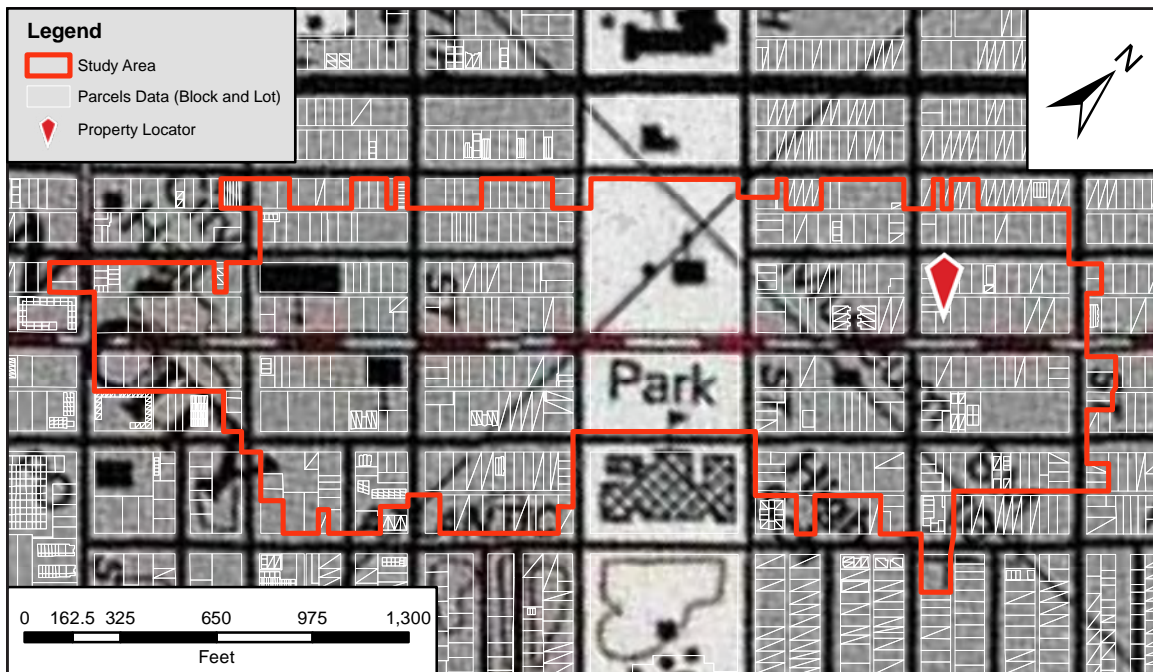
**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 306, Lot 23  
332 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 872042620

**Property Name:** 335-337 Wesley Ave.

**Ownership:** Private

**Address:** 335-337 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	2

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, wood-frame, gable-front duplex was constructed in 2003 and represents a post-modern interpretation of the Queen Anne style. It has an asphalt-shingle roof and is clad with vinyl siding. The windows contain double-hung 1/1 vinyl sash with faux 6/6 muntins set in vinyl surrounds, and the first-story windows feature transoms. The front elevation is dominated by a 2-story porch that spans the front elevation and wraps around the north elevation. The porch features a 4-sided, hexagonal tower topped by a pyramidal roof in the south bay and has a hip roof supported by Doric columns and vinyl picket railings. The porch shields the side-hall front entry, which contains a paneled door flanked by sidelights and surmounted by a transom. Access to the second-story porch is via a glazed door featuring faux muntins. The duplex has a stuccoed foundation. The building has a small front yard that is landscaped with a lawn and bushes and is set a short distance from the sidewalk.

According to tax records, 335-337 Wesley Avenue was constructed in 2003. A review of historic aerial photographs confirms this date of construction, with the dwelling first appearing on aerials between 2002 and 2006 (NETR 2002, 2006). It replaced a mid-20th-century residence (NETR 1963, 2006).

335-337 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its 2003 date of construction post-dates the period of significance.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

872042620

**Organization:** Hunter Research, Inc.

**Setting:**

The property is presently located approximately 100 feet northeast of the northern boundary and outside 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; 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 west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

Wesley 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 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 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 between Fifth and Sixth Streets.

**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:**
**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

872042620

Page 2

☐ (Primary Contact)

Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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
Sanborn Map Company	Insurance Maps of the New Jersey Coast	1890
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v12: Non-contributing to H.D. (1/1/1990)

Notes: Recommended non-contributing in 2018 due to 2003 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: 356

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:**

872042620

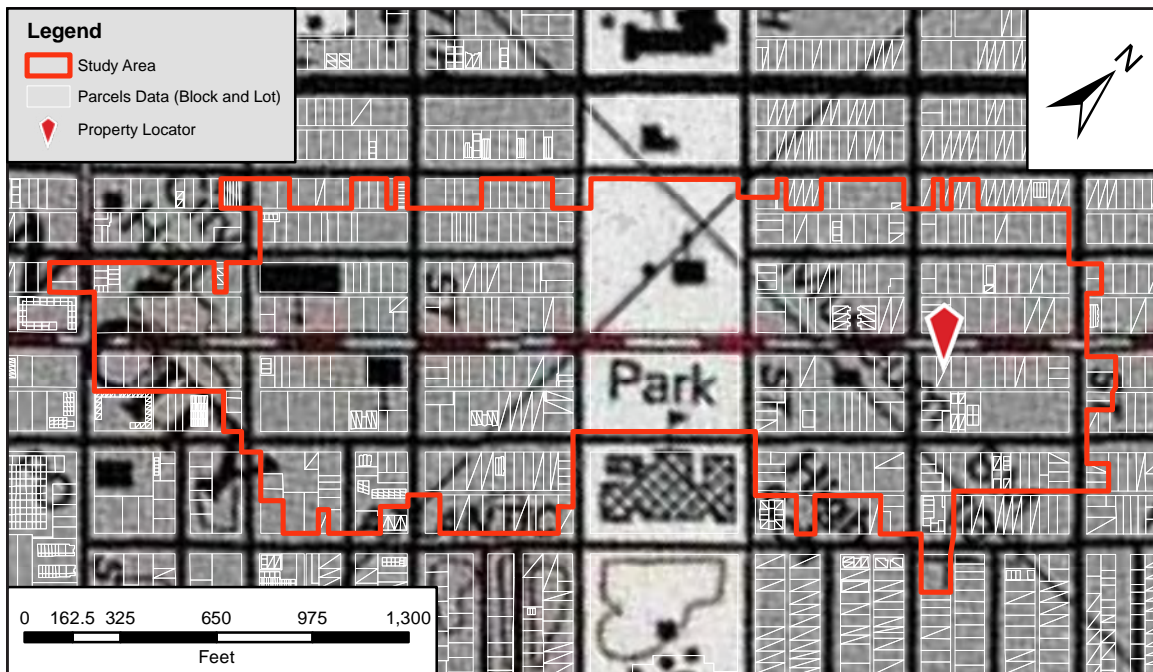
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 305, Lot 2  
335-337 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1226199939**

**Property Name:** 336 Wesley Ave.  
**Address:** 336 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	306	24

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, asymmetrical, rectangular-plan, wood-frame dwelling was constructed between 1890 and 1909 in the Queen Anne style. It has an asphalt-shingle pyramidal hip roof with moderately overhanging eaves above a bracketed cornice and is clad with replacement asbestos shingles, which although original likely date to the 1920s or later. A 2-story, 5-sided, hexagonal tower topped by a pyramidal hip roof with curved eaves above a dentilled cornice is located at the south corner of the dwelling, and single-bay gabled dormers appear on the front, north, south and rear elevations. A 1-story, 3-sided, hexagonal bay capped by a hip roof extends from the first story of the south elevation, and a 1-story, 2-bay side wing projects from the first story of the south elevation behind the hexagonal bay and wraps around the rear elevation. A brick chimney extends from the south roof slope of the rear gabled dormer. Windows contain replacement double-hung 1/1 sash, though an oval window is present in the side wing on the south elevation. The windows possess plain sills, lintels and casings. A porch spans the front elevation at the first story and wraps around the corner tower and south elevation, terminating at the hexagonal bay. It has a hip roof above a dentilled cornice supported by Doric columns and vinyl picket railings. Between 1923 and 1937, an addition to the porch on the south elevation extended it over the hexagonal bay to the side wing. This section of the porch was removed after 1991, which returned the porch to its original dimensions. A 1-story, 2-bay addition at the basement level was also removed after 1991. Access is via a composite wood staircase with vinyl picket railings located at the south corner. The porch shields the side-hall front entry, which contains a replacement glazed and paneled door with a replacement sidelight. The porch sits above the full-height brick basement, which has been faced with wood clapboards on the front and south elevations. An additional entry presumably providing access

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1226199939**

Page 1

☐ (Primary Contact)

to a basement unit is located on the south elevation at the basement level, which also features vinyl non-original casement windows and blind arches. The building has a small front yard landscaped with a lawn and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

336 Wesley Avenue was constructed between 1890 and 1909. It first appears on the 1909 Sanborn map as a 2.5-story, rectangular, wood-frame dwelling with a corner tower and a wraparound porch. The 1922 Ocean City reports that Elizabeth Nelson occupied the residence. By 1928, the dwelling had been transformed into a hotel known as the Preston Inn and operated by Mrs. Ethel Knight (Polk's Ocean City Directory 1928). According to the 1928 Ocean City Directory, Elwood G. and Gertrude Preston also occupied the building. Elwood G. Preston was a confectioner on the Boardwalk at Park Place. 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 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.

336 Wesley Avenue was constructed 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 largely retains its historic orientation, form and massing as documented by the 1909 Sanborn map. The building also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior materials are almost all modern replacements, though some original Queen Anne-style decorative details, most notably the bracketed cornice, 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.

#### Setting:

The property is presently located approximately 95 feet north and outside of the northern boundary outside of the New Jersey and National Register-listed Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed Fourth Street; 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 west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 326 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

The property stands at the corner of Wesley Avenue and Fourth Street and is oriented to Wesley Avenue. Wesley 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 between Fifth and Sixth Streets.

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. 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 and 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)

#### BIBLIOGRAPHY:

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1226199939**

Page 2

☐ (Primary Contact)

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	1894	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	
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	Insurance Maps of New Jersey Coast, New Jersey	1937	
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 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1226199939**

Page 3

☐ (Primary Contact)

**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)

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Conversion Problem?    ☐            ConversionNote:    159

*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:**

**-1226199939**

☐ (Primary Contact)

Page 4



Ocean City Architectural Survey  
Block 306, Lot 24  
336 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1389184873**

**Property Name:** 341 Wesley Ave.

**Ownership:** Private

**Address:** 341 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	305	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 305/Lot 1) at 341 Wesley Avenue contains two structures. The dwelling is located at the front of the property on Wesley Avenue and was constructed circa 1900. The detached garage is located at the rear of the property on Fourth Street and was constructed circa 1920. Both buildings are contributing resources.

### Dwelling

This 2.5-story with raised basement, 4-bay, asymmetrical, rectangular-plan, wood-frame dwelling was constructed circa 1900 in the Queen Anne style. It has an asphalt-shingle cross-gable roof with moderately overhanging eaves above a boxed cornice and is clad with replacement asbestos shingles at the first and second stories and with replacement vinyl fish-scale shingles at the third story. Gabled dormers finished with replacement vinyl siding are located on the north and south elevations, and the second story on the front elevation is comprised of two 3-sided, hip-roof, hexagonal bays. A 3-sided, flat-roof, hexagonal bay extends from the second story in the westernmost bay of the south elevation, and a 2-story, 3-sided, hexagonal bay extends from the rear of the south elevation. An exterior concrete-block chimney, likely a later addition, is located on the north elevation. Windows contain replacement double-hung 1/1 vinyl sash and feature wood sills, lintels and casings and molded wood crowns at the first story. A wraparound porch that spans the front elevation at the first story and extends along the north and south elevations began as a full-width porch and was expanded to its current configuration between 1909

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1389184873**

**Organization:** Hunter Research, Inc.

and 1923. The porch has a hip roof supported by round Doric columns set on brick piers that extend to the ground and wood picket railings. Access is via a wood staircase with wood picket railings located at the west corner of the building. The porch shields the off-center front entry, which is surmounted by a transom. The porch projects above the full-height brick basement. An additional entry, which may provide access to a separate basement unit, is located at the center of the basement on the front elevation. The building has a small front yard landscaped with a lawn 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, the dwelling at 341 Wesley Avenue was constructed circa 1900. A review of historic maps confirms this date of construction, with the dwelling first appearing on the 1909 Sanborn fire insurance map, which identifies it as a 2.5-story, rectangular, wood-frame dwelling with a full-width porch. The full-width porch was expanded into the current wraparound porch between 1909 and 1923 (Sanborn Map Company 1909, 1923). The 1922 Ocean City Directory reports that Harry and Nellie Woolever, Bertha H. Woolever, Harry A. Woolever and May E. Woolever occupied the dwelling. None of the residents listed an occupation. 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 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 341 Wesley Avenue was constructed 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 building largely retains its historic orientation, form and massing as documented by the 1909 Sanborn map. Although the original full-width porch was expanded into a wraparound porch, this occurred during the period of significance and is appropriate to the dwelling's Queen Anne style. The building also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior materials are almost all modern replacements, though the original full-height brick basement survives. 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.

#### Garage

This detached 1-story, 1-bay, wood-frame garage was constructed circa 1920. It has an asphalt-shingle roof hip roof with slightly overhanging eaves and exposed rafters and is clad with wood clapboards. The original paired side-hung board-and-batten wood garage doors provide access to the interior. The windows on the side elevations contain the original double-hung 2/2 wood sash.

It is estimated that the garage at 611 Fourth Street was constructed circa 1920. A review of historic maps confirms this date of construction, with the garage first appearing on the 1923 Sanborn insurance map.

The garage was built circa 1920 during the Ocean City Residential Historic District's period of significance. It retains its historic orientation, form and massing as documented by the Sanborn map of 1923. Although it has a replacement asphalt-shingle roof, it retains its original wood clapboard siding, double-hung wood windows and board-and-batten garage doors. As such, it possesses 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 presently located outside of but immediately adjacent to the northern boundary of the New Jersey and National Registered Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by Fourth Street; 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 it and the majority of the intervening neighboring properties on the west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 326 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue and 327 Wesley) are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

The property stands at the corner of Wesley Avenue and Fourth Street and is oriented to Wesley Avenue. Wesley 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 between Fifth and Sixth Streets.

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. 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

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1389184873**

**Organization:** Hunter Research, Inc.

the street with small front yards and 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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001	
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Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	1892	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1389184873**

**Organization:** Hunter Research, Inc.



Sanborn Map Company	Ocean City	1923
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 v12: Key-Contributing to H.D. (1/1/1990)

Notes:

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

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**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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:** 114*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☐ (Primary Contact)**Organization:** Hunter Research, Inc.**Property ID:****-1389184873**

Page 4

## CONTINUATION SHEET

341 Wesley Avenue



Photograph 2: View of the garage located at the rear of 341 Wesley Avenue. View looking northeast.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 305, Lot 1  
341 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1214877389

**Property Name:** 400-402 Wesley Ave.

**Ownership:** Private

**Address:** 400-402 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	406	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 4-bay, contemporary, wood-frame duplex was constructed in 1984. Each unit features an asphalt-shingle, mono-pitch hip roof, and No. 402 is recessed slightly behind No. 400. The building is clad with vinyl siding. An exterior chimney faced with vinyl siding is located on the north elevation, and an interior chimney finished with vinyl siding projects from the south roof slope. Windows contain double-hung 1/1 sash, which appear to be vinyl. A 2-story porch spans the front of each unit. Each porch is recessed beneath the main roof block, which is supported by square vinyl posts, and has vinyl picket railings. The porches shield the side-hall front entries. The front entry at No. 400 contains a glazed and paneled door, and the front entry at No. 402 holds a door with a large rectangular light. Access to the first-story concrete porches is via composite wood staircases, while sliding glass doors grant access to the second-story porch from the interior. The foundation has been stuccoed. The house has a small front yard that is landscaped with bushes and covered with gravel and is set a short distance from the sidewalk. A modern gambrel-roof shed is located behind the duplex.

According to tax records, 400-402 Wesley Avenue was constructed in 1984. A review of historic aerial photographs confirms this date, with the dwelling first appearing on a historic aerial dating to 1987 (NETR 1987). Along with the duplex at 404-406 Wesley Avenue, it replaced an early-20th-century wood-frame dwelling (Sanborn Map Company 1890, 1909, 1923, 1937; NETR 1987).

400-402 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its 1984 date of construction post-dates

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1214877389

**Organization:** Hunter Research, Inc.



the period of significance.

**Setting:**

The property is presently located approximately 50 feet north of the northeastern 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 Fourth Street and Fifth Street between Central Avenue and Wesley Avenue; 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 west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 326 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

Wesley 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 between Fifth and Sixth Streets.

**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:**

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1937		
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001		
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Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998		
Esposito, Frank J. and Robert J.	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.

**Property ID:**

1214877389

Page 2

☐ (Primary Contact)

McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Non-contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 55

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:**

1214877389

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 406, Lot 15  
400-402 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1803480551**

**Property Name:** 401 Wesley Ave.  
**Address:** 401 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	6

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, wood-frame dwelling was constructed circa 1894 in the Queen Anne style. The building has a complex and irregular roof line with a main block with a flat-on-hip roof, a projecting cross gable and hip-roof, 3-sided, hexagonal bays on the north and south elevations. The northern corner of the main block is dramatically curved and topped by a conical roof, which gives it the appearance of a tower. Hipped and gabled dormers project from the roof on the front and north elevations. A circa 1925, 2-story, 4-bay addition with a parapeted flat roof extends from the rear elevation and approximately doubles the original size of the house. The roof is finished with replacement asphalt shingles and features bracketed cornices where it projects beyond the main block. Wood clapboards cover the main wall surfaces, while patterned wood shingles highlight wall surfaces and bays that project beyond the main block. Windows contain replacement double-hung 1/1 wood sash and have wood sills, lintels and casings and molded wood crowns. A 1-story porch wraps around the north corner of the main block. It has a shed roof above a bracketed cornice supported by Doric columns and turned wood spindle railings. Access is via wood staircase with turned wood spindle railings. The porch shields the off-center entry, which contains the original paired glazed and paneled wood doors. A first-story porch that wraps around the corner formed by the original core and the rear addition has been enclosed. The house sits on a full-height brick basement, while the rear addition sits above a clapboarded full-height basement that contains a 1-story garage on the rear elevation. The house has a small front yard that is landscaped with bushes and trees and is set a short distance from the sidewalk. A modern wood picket fence borders the property on the north and west. It occupies a prominent position within the district, sitting at the corner of Wesley Avenue and Fourth Street. The building has not been elevated or otherwise altered for

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1803480551**

Page 1

☐ (Primary Contact)



flood protection.

According to the property owners, 401 Wesley Avenue was constructed circa 1894 (Loeper). Historic maps confirm this date of construction, with the dwelling first appearing on the 1909 Sanborn map as a 2-story, wood-frame dwelling. The 1922 Ocean City Directory reports that Elizabeth B. Champion, a widow, occupied the house. A review of historic maps and historic aerials indicates that the rear 2-story addition was constructed circa 1925 (Sanborn Map Company 1923; NETR 1931). By 1937, the building housed apartments (Sanborn Map Company 1937). Jim and Marj Loeper, the current owners, purchased the building prior to 1989 and restored it as The Northwood Bed and Breakfast between 1989 and 1990 (Loeper). 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.

401 Wesley Avenue was built circa 1894 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid one block north of the camp meeting. Although a rear addition approximately doubled the size of the house, this occurred during the period of significance. The house retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern, although the sashes have been replaced. The building has been carefully restored and the exterior materials that have been replaced are historically appropriate. The dwelling has minimal diminishment of integrity of materials and workmanship and 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 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. It sits at the corner of Wesley Avenue and Fourth Street and is oriented to Wesley Avenue. Wesley 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 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 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 between 5th and 6th Streets.

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. 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 and 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:

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)

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

-1803480551

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(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)	Polk's Ocean City Directory	1928	
(None 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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	
Guter and Foster, Robert and Janet	Building by the Book: Pattern Book Architecture in New Jersey	1992	
Loeper, Jim and Marj	<a href="http://www.northwoodinn.com/">http://www.northwoodinn.com/</a>		
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	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, Cape May County, New Jersey	1909	
Sanborn Map Company	Ocean City	1923	
Taylor, Frank H	Ocean City, NJ	1903	

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: 401 Wesley Ave. (@ 4th Street), Northwood Inn B&amp;B changed to 401 Wesley Ave. based on field verification.

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

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**-1803480551****Organization:** Hunter Research, Inc.

More Research Needed? ☐ (checked=Yes)

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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:** 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: 235

*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:**

**-1803480551**

☐ (Primary Contact)

Page 4

## CONTINUATION SHEET

401 Wesley Avenue



Photograph 2: Oblique view of building showing side elevation and rear addition. View looking south.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



## CONTINUATION SHEET

401 Wesley Avenue



Photograph 3: Oblique view of building showing rear addition and side elevation. View looking northwest.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

Ocean City Architectural Survey  
Block 405, Lot 6  
401 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1732400105**

**Property Name:** 404-406 Wesley Ave.  
**Address:** 404-406 Wesley 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	15.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 4-bay, contemporary, wood-frame duplex was constructed in 1984. Each unit features an asphalt-shingle, mono-pitch hip roof, and No. 406 is recessed slightly behind No. 404. The building is clad with vinyl siding. An exterior chimney faced with vinyl siding is located on the north elevation, and an interior chimney finished with vinyl siding projects from the south roof slope. Windows contain double-hung 1/1 sash, which appear to be vinyl. A 2-story porch spans the front elevation of each unit. Each porch is recessed beneath the main roof block, which is supported by square vinyl posts. The porch on No. 404 has vinyl picket railings, and the porch on No. 406 has vinyl turned spindle railings. The porches shield the side-hall front entries. Access to the first-story concrete porches is via composite wood staircases, while sliding glass doors grant access to the second-story porch from the interior. The foundation has been stuccoed. The house has a small front yard that is landscaped with bushes and covered with gravel and is set a short distance from the sidewalk. A modern gambrel-roof shed is located behind No. 406, and a modern shed-roof shed is located on the side of No. 404.

According to tax records, 404-406 Wesley Avenue was constructed in 1984. A review of aerial photographs confirms this date, with the dwelling first appearing on an aerial dating to 1987 (NETR 1987). Along with the duplex at 400-402 Wesley Avenue, it replaced an early-20th-century wood-frame dwelling (Sanborn Map Company 1890, 1909, 1923, 1937; NETR 1987).

404-406 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its 1984 date of construction post-dates

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1732400105**

Page 1

☐ (Primary Contact)

the period of significance. The duplex is in a modern contemporary style and is not compatible with the late 19th-century and early 20th-century styles that are characteristic of the Ocean City Residential Historic District.

**Setting:**

The property is presently located approximately 10 feet north and outside of the northeastern boundary of the Ocean City Residential Historic District (SR 1/15/2003 and NR 3/20/2003), which is formed by the alley that connects Fourth Street and Fifth Street between Central Avenue and Wesley Avenue; 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 west side of Wesley Avenue (314 Wesley Avenue, 320 Wesley Avenue, 326 Wesley Avenue, 332 Wesley Avenue and 336 Wesley Avenue) and on the east side of Wesley Avenue (305 Wesley Avenue, 317 Wesley Avenue, 319 Wesley Avenue, 321 Wesley Avenue, 327 Wesley and 341 Wesley Avenue) are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, 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 Wesley Avenue streetscape from Fourth Street to Third Street to incorporate a portion of this block into the district.

Wesley 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 between Fifth and Sixth Streets.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1937		
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 American: Ocean City, New Jersey	1996		
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1732400105**

**Organization:** Hunter Research, Inc.



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
Ocean City Div. of Planning & Development	Historic District Survey Forms	1991
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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	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

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Non-contributing to H.D. (1/1/1990)

Notes:

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

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 265

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:**

**-1732400105**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 406, Lot 15.01  
 404-406 Wesley Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1406703751

**Property Name:** 405 Wesley Ave.  
**Address:** 405 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	5

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 5-bay, side-gable, symmetrical, wood-frame dwelling was constructed in the 1880s in the vernacular Gothic Revival style. It has an asphalt-shingle roof and is clad with replacement vinyl siding. A prominent centered cross gable clad with what appears to be replacement vinyl shingles dominates the front elevation, and a 1-story, 3-sided, hexagonal bay extends from the south elevation. An interior brick chimney projects from the roof ridge at the north side of the house, while an interior brick chimney that was located at the south side of the house has been removed. The first- and second-story windows contain replacement double-hung 1/1 wood sash, while the Gothic arched windows at the attic level appear to contain the original double-hung 2/2 sash. All windows have vinyl surrounds. The first-story porch that spans the front elevation and extends without a roof beyond the corners of the north and south (side) elevations replaced the original wraparound porch, which spanned the entire depth of the side elevations. The porch's full-width hip roof is supported by Doric columns set on brick piers and has replacement vinyl turned spindle railings. Access is via a central wood staircase. The porch shields the center-hall front entry, which contains a replacement glazed wood door. The house rests on a concrete foundation. The house has a small front 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.

A review of historic maps indicates that 405 Wesley Avenue was constructed in the 1880s. It first appears on the 1890 Sanborn map as a 2-story, wood-frame dwelling with a wraparound porch. According to the 1922 Ocean City Directory, William A. and Margaret Holden

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1406703751

**Organization:** Hunter Research, Inc.

occupied the house. William A. Holden worked as a manager. The dwelling is an example of the Gothic Revival style, which reached its peak popularity between 1840 and 1870. 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 do appear within the district. This demonstrates the continuing popularity Gothic Revival style within Ocean City.

405 Wesley 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 one block north of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance maps of 1890 and 1909, though the original wraparound porch has been removed and replaced. It also retains a historically appropriate fenestration pattern although some window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material. Most original Gothic Revival ornamental details have been lost or covered over, though the original Gothic arched windows survive at the attic level. 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 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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
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 American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1406703751**

**Organization:** Hunter Research, Inc.



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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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
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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	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

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Evaluated contributing, not key, due to diminished 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

**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: 281

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:**

1406703751

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 405, Lot 5  
405 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1581754922**

**Property Name:** 407-421 Wesley Ave. (Wesley Park)  
**Address:** 407-421 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	4

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

Wesley Park was established in 1990. It occupies a large rectangular lot on the east side of Wesley Avenue about midblock between Third and Fourth Streets. It features an informal landscape defined by the curvilinear patterned concrete path that wraps around the perimeter of the park and the lawn at the center, meeting at the park entrance to form an oval. Small artificial hills planted with mature trees are scattered across the landscape, and a depression at the center of the park appears to function as a retaining pond. Plantings include mature pine trees, cedar trees, bayberry trees, rosa rugosa, forsythia bushes and day lilies. Metal and wood benches are scattered around the edges of the path. A chain link fence encloses Wesley Park on the north, east and south sides, while a decorative, hairpin and picket, wrought-iron fence spans the west side of the park on Wesley Avenue. The decorative fence is the same seen in a historic photograph of the Wesley Avenue School, which formerly occupied the property (see Continuation Sheets).

According to a sign located at the entrance, Wesley Park was established in 1990 as Lake Memorial Park. A review of aerial photographs confirms this date, with the park first appearing on an aerial dating to 1991 (NETR 1987, 1991). It replaced the Wesley Avenue School, a large Colonial Revival-style brick building constructed in 1913 and demolished in 1988 (Esposito 1998).

Wesley Park is non-contributing to the Ocean City Residential Historic District because its 1990 date of creation post-dates the revised recommended period of significance of 1879-1956. The school's wrought-iron fence, however, should be considered a contributing object to

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1581754922**

**Organization:** Hunter Research, Inc.

the district's streetscape.

**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 (1/28/1993), as designated at those dates. Wesley 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
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 American: Ocean City, New Jersey	1996	
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011	
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	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1581754922**

Page 2

☐ (Primary Contact)



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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: : ()

Notes: Wesley Park property name changed to 407-421 Wesley 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:** Non Contributing

**Associated Archeological Site/Deposits?** ☐

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

---

Conversion Problem? ☐ ConversionNote: 180

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:**

**-1581754922**

Page 3

☐ (Primary Contact)

## CONTINUATION SHEET

## Wesley Park



Photograph 2: View of the entry gate and sign to Wesley Park. View looking southeast from Wesley Avenue.

---

<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



## CONTINUATION SHEET

## Wesley Park

---



Photograph 3: View of Wesley Park showing curved path and bench. View looking southwest from entrance.

---

<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



## CONTINUATION SHEET

## Wesley Park

---



Photograph 4: View of Wesley Park showing curved path, bench, topography and plants. View looking northeast from entrance.

---

<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



## CONTINUATION SHEET

## Wesley Park

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Photograph 5: View of Wesley Park showing curved path that wraps around the perimeter of the park and a depression at the center of the park that appears to function as a retaining pond. View looking north.

---

<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

## CONTINUATION SHEET

## Wesley Park



Photograph 6: Wesley Avenue School, no date. Note the close resemblance between the wrought-iron fence in the photograph and the wrought-iron fence that currently spans Wesley Park along Wesley Avenue. Source: Esposito 1998.

---

<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



Ocean City Architectural Survey  
 Block 405, Lot 4  
 407-421 Wesley Ave. (Wesley Park)  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 52054026

**Property Name:** 408-414 Wesley Ave.  
**Address:** 408-414 Wesley 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	16

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This modern, contemporary condominium complex was constructed in 1981. It consists of two 2-story, 6-bay buildings which are oriented parallel to Wesley Avenue and on a central landscaped courtyard that extends from Wesley Avenue to the rear alley. Each unit contains a total of twelve units, with six on the first story and six on the second story. Each building has a flat roof and is clad with a mix of running-bond brick, stucco and vinyl shingles. A 2-story, 3-sided, rectangular bay topped by an asphalt-shingle shed roof is located on the east elevation of each building. The building features a mix of double-hung 1/1 vinyl windows and vinyl casement windows. The front elevations feature three evenly-spaced, projecting bays that are finished with running-bond brick and enclose the staircases that provide access to the second-story units. A 2-story porch spans each recessed bay. The second-story porches are supported by square vinyl posts and have vinyl picket railings. The second-story porches partially overhang the first-story porches, which are enclosed by brick knee-walls. Each unit features a separate off-center front entry containing a modern door with a rectangular light. The complex has a small side yard on Wesley Avenue landscaped with a lawn and bushes set in mulched beds, and the buildings are set a short distance from the sidewalk.

According to tax records, 408-414 Wesley Avenue was constructed in 1981. A review of aerial photographs confirms this date, with the condominium complex first appearing on an aerial dating to 1987 (NETR 1987). It replaced an early-20th-century wood-frame hotel known as The Arlington and an early-20th-century wood-frame dwelling (Sanborn Map Company 1890, 1909, 1923, 1937; NETR 1987).

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

52054026

Page 1

☐ (Primary Contact)



408-414 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its 1981 date of construction post-dates the period of significance.

**Setting:**

The property is presently located outside but immediately adjacent to the northeastern boundary of the Ocean City Residential Historic District (SR 1/15/2003 and NR 3/20/2003), which is formed by the alley that connects Fourth Street and Fifth Street between Central Avenue and Wesley Avenue; 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 properties in the 300 and 400 blocks of Wesley Avenue (are 50 years of age and retain historical integrity and that the residential character of the district continues largely uninterrupted. Although non-contributing properties are present on the east and west sides of Wesley Avenue, they are not present in significant enough numbers to interrupt the continuity of the district's residential streetscape. 408-414 Wesley Avenue is among the more significant of the non-contributing intrusions due to the size of its lot (about four times the average size of a single-family dwelling lot), however the two 2-story buildings are not of a scale that is out of proportion with the district's earlier residential architecture. As such, there is sufficient continuity on the Wesley Avenue streetscape to incorporate this block into the district.

Wesley 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 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 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 between Fifth and Sixth Streets.

**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:**

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Boyd's Ocean City Directory	1921		
(None 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		
Esposito, Frank J. and Robert J.	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.

**Property ID:**

52054026

Page 2

☐ (Primary Contact)

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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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	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
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 v12: Non-contributing to H.D. (1/1/1990)

Notes: 408 changed to 414 Wesley Ave. based on field verification.

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

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 56

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:**

**52054026**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 406, Lot 16  
408-414 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: -28733358

**Property Name:** 420 Wesley Ave.  
**Address:** 420 Wesley 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	17

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, wood-frame, gable-front dwelling was constructed in the 1880s in the vernacular Gothic Revival style. It has an asphalt-shingle roof with slightly overhanging eaves pierced by three gabled dormers and is clad with replacement vinyl siding. Two 3-sided, hexagonal bays extend from the first story on the south (side) elevation. Windows contain replacement double-hung 1/1 vinyl sash. At the attic level, these vinyl sashes are inset in arched Gothic windows. Fixed louvered vinyl shutters frame the second-story windows on the front elevation. A full-width porch spans the front elevation at the first story. It has a hip roof supported by square columns and wood picket railings and is supported by a brick foundation. Access is via a wood staircase with wood picket railings. The porch shields the side-hall front entry, which contains a paneled wood door, possibly original, surmounted by a transom. The house rests on a rusticated ashlar masonry foundation. The house has a small front yard landscaped with a lawn and bushes and is set a short distance from the sidewalk, which is comprised of bluestone pavers in front of the property. It occupies a double lot and has a large side yard. A vinyl picket fence encloses the yard. The building has not been elevated or otherwise altered for flood protection. A modern non-contributing, 1-story, 1-bay, gambrel-front shed is located at the rear of the property.

A review of historic maps indicates that 420 Wesley Avenue was constructed in the 1880s. It first appears on the 1890 Sanborn map as a 2-story, rectangular, wood-frame dwelling with a full-width porch. According to the 1922 Ocean City Directory, John H. and Elizabeth Scott occupied the house. John H. Scott worked as a painter. The dwelling is an example of the Gothic Revival style, which reached its peak

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

-28733358

**Organization:** Hunter Research, Inc.



popularity between 1840 and 1870. 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 do appear within the district. This demonstrates the continuing popularity Gothic Revival style within Ocean City.

420 Wesley Avenue was built in the 1880s during the Ocean City Historic District's period of significance. It is located on a rectangular lot within the street grid less than one block 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. 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 Gothic Revival ornamental details 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.

#### 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. It sits at the corner of Wesley Avenue and Fourth Street and is oriented to Wesley Avenue. Wesley 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 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 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 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:

#### 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)	Boyd's Ocean City Directory	1922		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Boyd's Ocean City Directory	1921		
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 American: Ocean City, New Jersey	1996		
Esposito, Frank J. and	Images of America: Ocean City, New Jersey, Volume II	1998		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-28733358**

**Organization:** Hunter Research, Inc.

Robert J.		
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 and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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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
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 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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: 382

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.

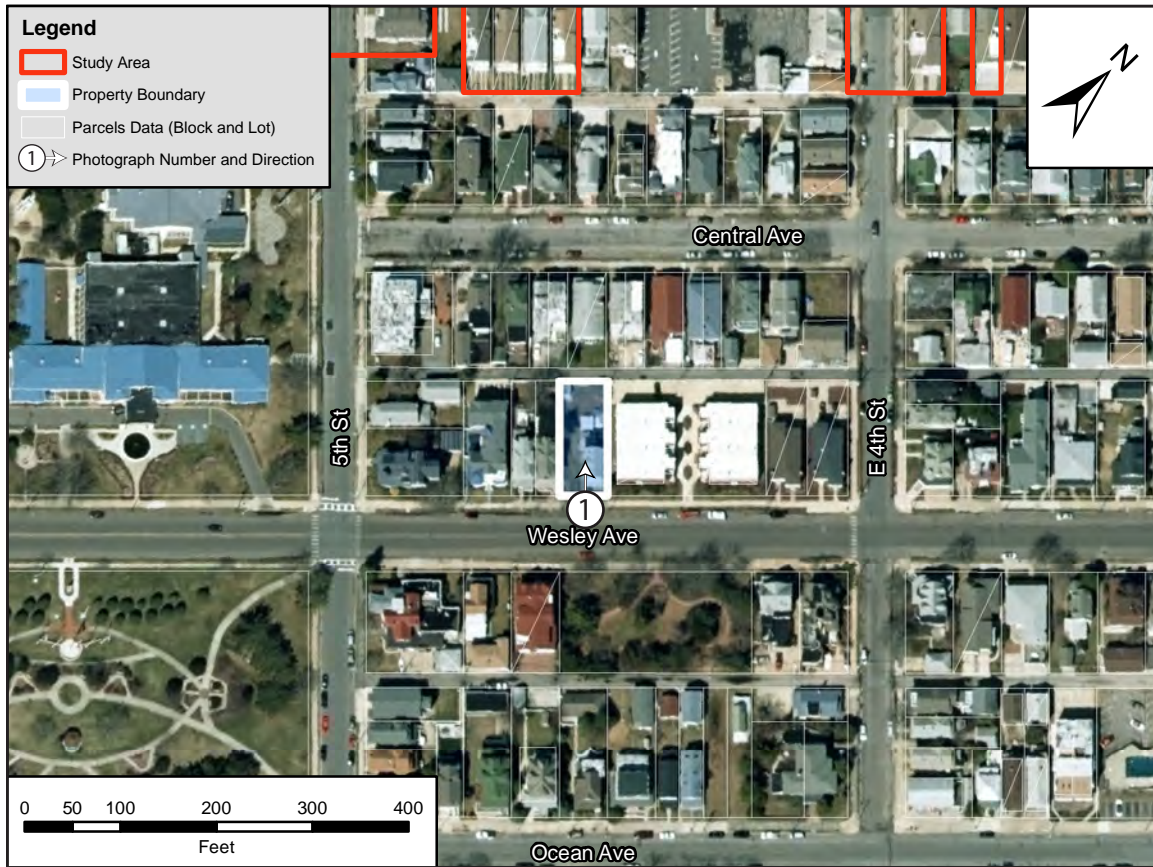
**Property ID:**

☐ (Primary Contact)

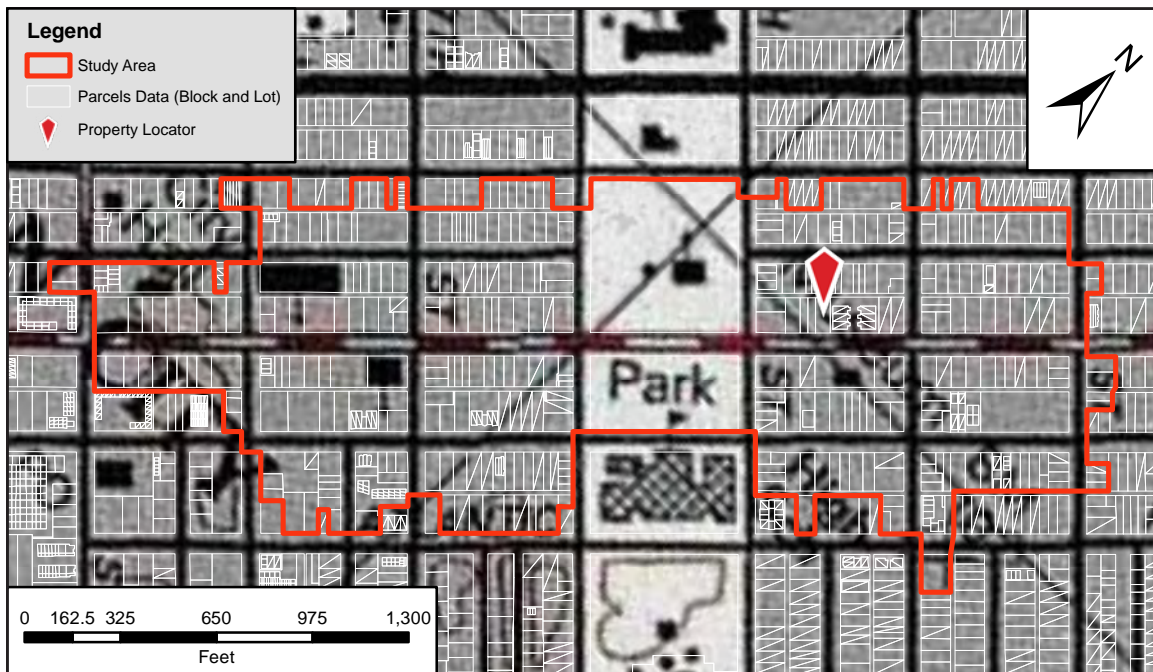
**-28733358**

Page 3

Ocean City Architectural Survey  
Block 406, Lot 17  
420 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1902413244**

**Property Name:** 423-425 Wesley Ave.

**Ownership:** Private

**Address:** 423-425 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	3

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3.5-story, 4-bay, wood-frame duplex was constructed in 2002. According to the homeowner, it was designed to resemble the neighboring Victorian dwellings. It has a multi-story cross gable roof and features two projecting cross gables on the front elevation. A 3-sided, hexagonal tower capped by a hipped roof is located at the north corner of the front elevation. The roof is clad with asphalt shingles designed to resemble slate shingles, and the building is finished with a combination of vinyl siding and vinyl shingles. An exterior chimney clad with vinyl siding is located on the north elevation. Windows contain double-hung 1/1 vinyl sash with faux 6/6 and 4/4 muntins and have vinyl surrounds. A shed-roof porch featuring Doric columns and vinyl turned spindle railings spans the southern two bays at the first story of the front elevation. It sits adjacent to the centered entry to 423 Wesley Avenue, which is located beneath a pent roof that extends from the corner tower to the porch. The entry contains a glazed and paneled wood door framed by sidelights and pilasters and surmounted by a dentilled entablature. The entry to 425 Wesley Avenue is located on the south elevation in the recessed cross gable and is surmounted by a triangular hood. The duplex has a small front yard landscaped with a lawn and bushes and decorative plants set in mulched beds.

According to tax records, 423-425 Wesley Avenue was constructed in 2002. A review of historic aerials confirms this date, with the dwelling first appearing on a historic aerial dating to 2002 (NETR 2002). It replaced an 1880s wood-frame, Gothic Revival-style dwelling that was the twin of 420 Wesley Avenue (Sanborn Map Company 1890, 1909; Bzdak 2001; NETR 2002).

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1902413244**

**Organization:** Hunter Research, Inc.



423-425 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its 2002 date of construction post-dates the period of significance. Its styling displays a post-modern interpretation of Queen Anne-style influences, although its scale and massing are considerably more robust than the building it replaced.

**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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
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 American: Ocean City, New Jersey	1996	
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	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1902413244**

**Organization:** Hunter Research, Inc.

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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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	1923
Sanborn Map Company	Insurance Maps of New Jersey Coast, New Jersey	1937
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes: Contributing building was replaced in 2002.

**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: 166

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:**

**-1902413244**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 405, Lot 3  
423-425 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 39188176

**Property Name:** 424 Wesley Ave

**Ownership:** Private

**Address:** 424 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	406	18

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, vernacular, wood-frame, American Foursquare dwelling was constructed in 1920. It has an asphalt-shingle pyramidal hip roof with deeply overhanging eaves and hipped dormers with slightly overhanging eaves on the front, rear and north and south elevations and is finished with what appear to be vinyl shingles. A 3-story, 3-sided, rectangular bay capped by a hip roof and clad with what appear to be vinyl fish-scale shingles projects from the north (side) elevation. A circa 1930, 2-story, 5-bay, addition clad with asbestos shingles extends from the rear elevation and approximately doubles the original size of the residence. A concrete chimney projects from the roof slope at the corner formed by the main block of the house and the rectangular bay on the north elevation. Windows contain replacement double-hung 1/1 vinyl sash. A full-width porch spans the front elevation at the first story. It has a hip roof supported by square Doric columns and vinyl picket railings. Access is via a wood staircase featuring a quarter turn with vinyl picket railings. The porch shields the side-hall front entry, which is recessed beneath the second story and contains a replacement glazed door. The dwelling appears to have been converted into apartments, and a modern staircase on the south elevation grants access to the second-story from the front porch. The building rests on a full-height brick basement. The southernmost bay of the basement has been enclosed and contains an oval window. An additional entry to the basement is located on the north elevation. The house has a small front yard landscaped with a lawn and bushes and is set a short distance from the sidewalk. A vinyl picket fence encloses the yard. The building has not been elevated or otherwise altered for flood protection.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

39188176

**Organization:** Hunter Research, Inc.



According to tax records, 424 Wesley Avenue was constructed in 1920. Historic maps confirm this date of construction, with the dwelling first appearing on the 1923 Sanborn map as a 2-story, rectangular, wood-frame dwelling with a full-width porch. The 1922 Ocean City Directory reports that George W. and Frances Millar, Marion H. Millar and Mrs. Francis H. Millar occupied the dwelling. George W. Millar worked as a clerk. By 1937, the residence functioned as a rooming house known as Rest-A-While and operated by Frances H. Millar, who continued to inhabit the building with George W. Millar (Polk's Ocean City Directory 1937). It appears that 424 Wesley Avenue served as a hotel, which was known as the Dancing Turtle Inn, through 2001 (Bzdak 2001). The building was subsequently divided into apartment units. 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 Residential Historic District, with most examples dating from the 1900s to the 1920s.

424 Wesley Avenue was built in 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 largely retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1923. Although the rear addition approximately doubled the size of the building, it was constructed circa 1930 during the Ocean City Residential Historic District's period of significance. 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 any original ornamental details have 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.

#### 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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**39188176**

**Organization:** Hunter Research, Inc.

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 American: Ocean City, New Jersey	1996
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
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	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

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes: 424 Wesley Ave, Dancing Turtle Inn changed to 424 Wesley 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: 384

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**39188176**

Page 3

☐ (Primary Contact)

Date form completed: 5/31/2018

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

**Surveyor:** Eryn Boyce and Rachel Craft

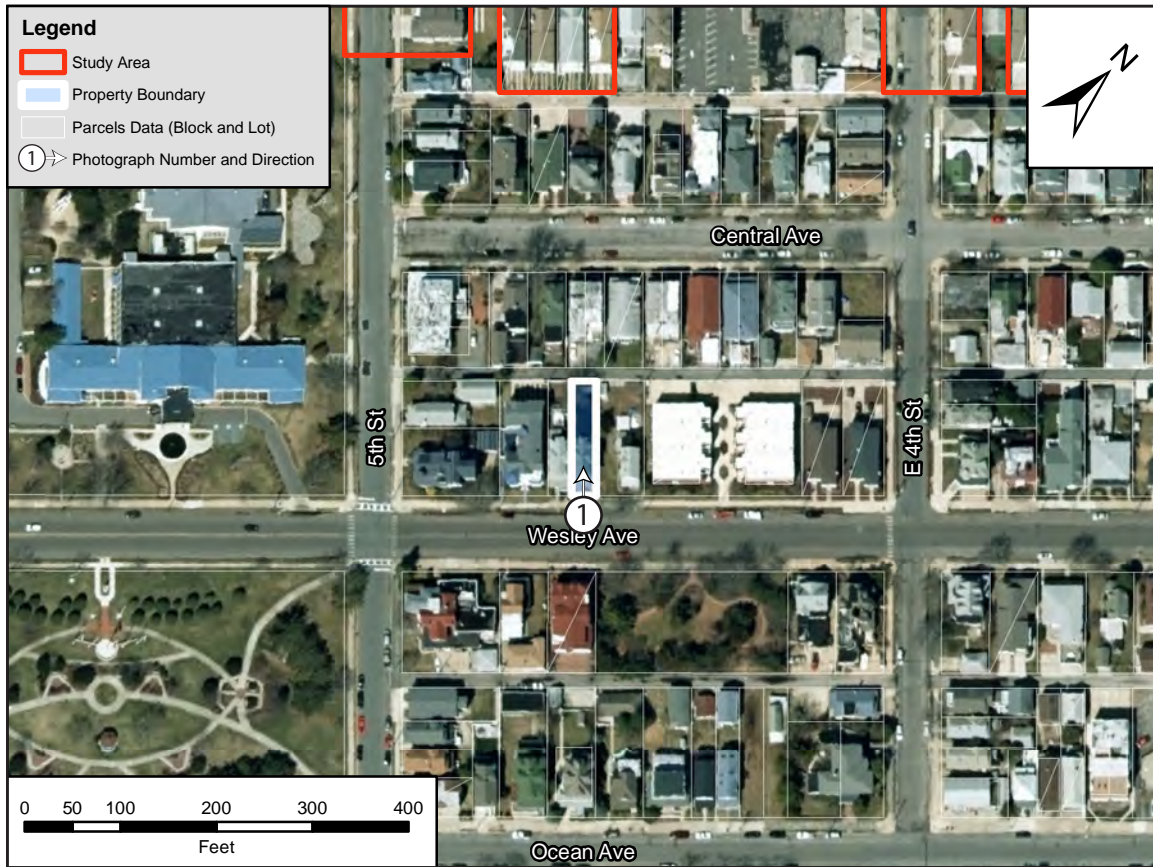
**Organization:** Hunter Research, Inc.

☐ (Primary Contact)

**Property ID:**

**39188176**

Ocean City Architectural Survey  
Block 406, Lot 18  
424 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-43766171**

**Property Name:** 426 Wesley Ave.

**Ownership:** Private

**Address:** 426 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	406	19

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, vernacular, wood-frame dwelling was constructed in the 1900s. It has an asphalt-shingle hipped roof with two slopes and deeply overhanging eaves and is clad with replacement vinyl or fiber cement shingles. Hipped dormers are located on the front, rear and north and south elevations. A 1-story, 3-sided, rectangular bay projects from the first story of the south elevation. Windows contain replacement double-hung 1/1 vinyl sash and have vinyl surrounds and molded vinyl crowns. A full-width porch spans the front elevation at the first story. It has a hip roof supported by square vinyl columns and vinyl picket railings and is supported by brick piers. Access is via a wood staircase featuring a quarter turn and replacement vinyl picket railings. The porch shields the side-hall front entry, which is recessed beneath the second story and contains a replacement glazed and paneled door with a plain surround and molded crown. The porch overhangs the full-height brick basement that supports the house. The house has a small front yard landscaped with bushes and decorative plants set in beds with granite-block borders 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 426 Wesley Avenue was constructed in the 1900s. Historic maps confirm this date of construction with the dwelling first appearing on the 1909 Sanborn map as a 2.5-story, rectangular, wood-frame dwelling with a full-width porch. According to the 1922 Ocean City Directory, Charlotte Noble and Sarah Noble, a widow, occupied the house.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-43766171**

**Organization:** Hunter Research, Inc.

426 Wesley Avenue was built in the 1900s 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 largely retains its historic orientation, form and massing as documented by 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 modern replacement material, and any original ornamental details have been lost or covered over. 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 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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
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 American: Ocean City, New Jersey	1996	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-43766171**

**Organization:** Hunter Research, Inc.

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	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	1923
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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: 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: 24

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:**

-43766171

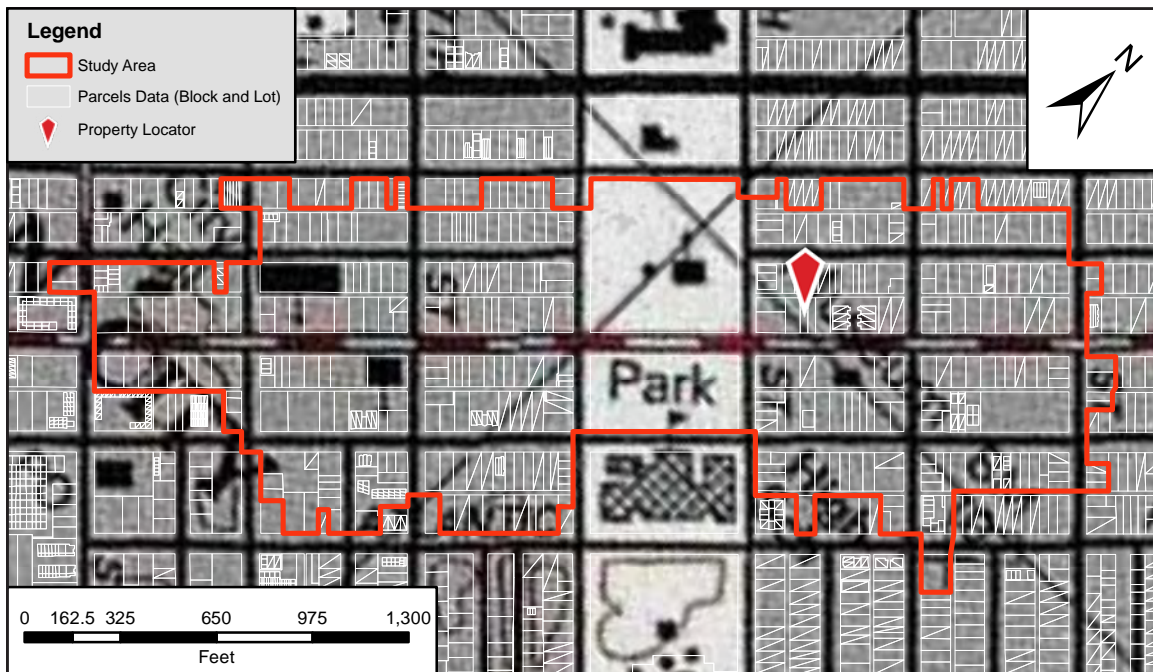
☐ (Primary Contact)

Page 3

Ocean City Architectural Survey  
Block 406, Lot 19  
426 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-2057916645**

**Property Name:** 428-430 Wesley Ave.  
**Address:** 428-430 Wesley 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	20

### Property Photo:



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

### Description:

This 2.5-story, 3-bay, C-plan, wood-frame duplex was constructed in 2008. It has an asphalt-shingle, side-gable roof featuring a centered projecting cross gable flanked by a 2-story, 3-sided, hexagonal bay on the north. The bay is topped by a standing seam metal hip roof, and the duplex is finished with a combination of vinyl shingles and vinyl siding. All windows contain double-hung 1/1 vinyl sash featuring Prairie-style muntins and have vinyl surrounds and molded vinyl crowns. A 2-story porch with a 2-story, 4-sided, hexagonal tower at the south corner spans the southern two bays of the front elevation and wraps around the north elevation. It is capped by a standing seam metal hip roof supported by square columns and has vinyl turned picket railings. It shields the off-center front entry, which contains a glazed and paneled wood door flanked by sidelights and pilasters and surmounted by an entablature. The centered gable gives access to a third-story porch that occupies the roof above the northern hexagonal bay on the front elevation. The foundation has been finished with brick but is probably poured concrete. The duplex has a small front yard landscaped with a lawn and bushes in mulched beds and is set a short distance from the sidewalk. A concrete walkway provides access to a secondary entry located on the south elevation of the duplex, which presumably provides access to the second-story unit.

According to tax records, 428-430 Wesley Avenue was constructed in 2008. A review of historic aerials confirms this date, with the dwelling first appearing under construction on an aerial dating to 2007 and as a completed building on an aerial dating to 2008 (NETR 2007, 2008). It was constructed on a lot originally occupied by a late-19th or early-20th-century wood-frame dwelling (Sanborn Map Company 1890,

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-2057916645**

Page 1

☐ (Primary Contact)

1909, 1923, 1937; NETR 1987).

428-430 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its 2008 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 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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-2057916645**

**Organization:** Hunter Research, Inc.

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	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: YES

Survey: : ()

Notes:

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

---

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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: 26

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.

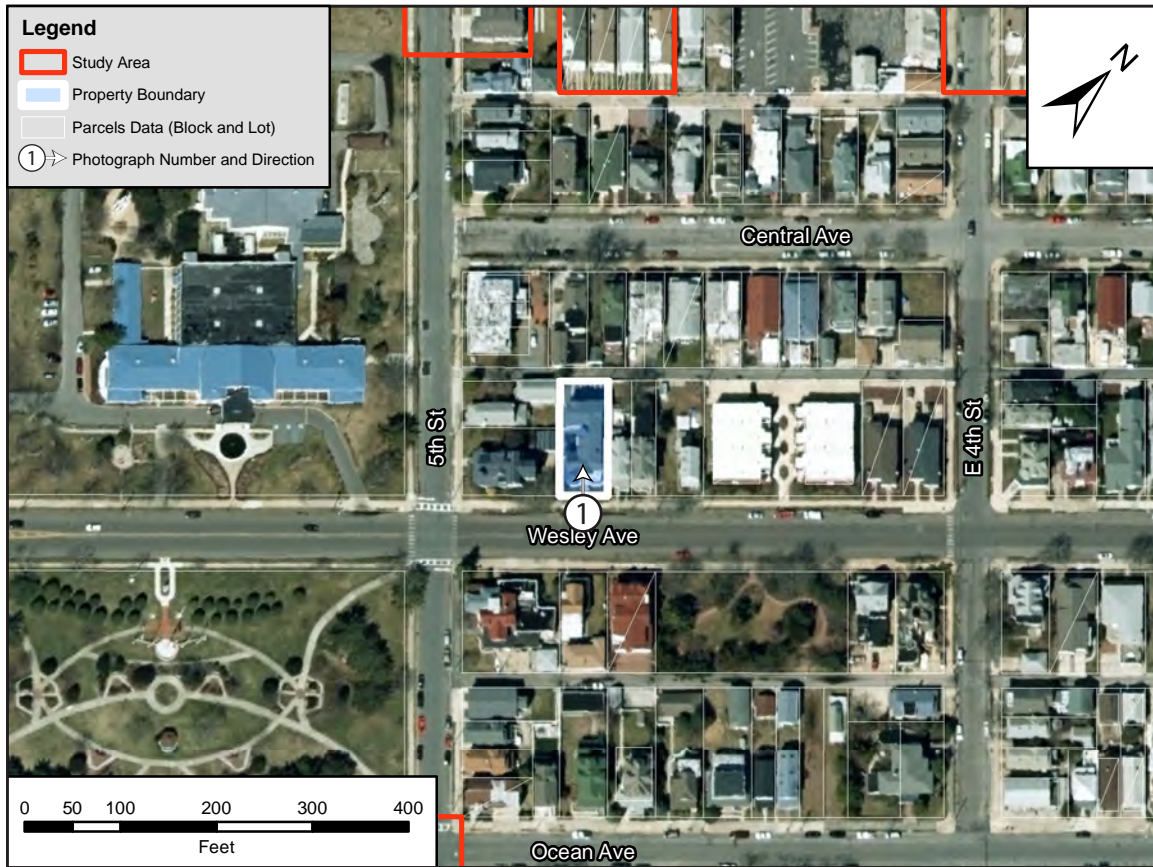
**Property ID:**

**-2057916645**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 406, Lot 20  
428-430 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 946494646

**Property Name:** 429 Wesley Ave.

**Ownership:** Private

**Address:** 429 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	2

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 405/Lot 2) contains two buildings. The main dwelling is located at the front of the property on Wesley Avenue and was constructed in the 1880s. A dwelling/garage is located at the rear of the property and was constructed circa 1950. Both buildings are contributing resources.

#### Main Dwelling

The 2.5-story, 3-bay, vernacular, asymmetrical, 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 wood cornice and is finished with unoriginal asbestos shingles. A stuccoed exterior chimney is located at the rear of the north elevation. The windows retain their original double-hung 2/2 wood sash, and the attic-level sash are set in Gothic arched windows. All of the windows possess plain wood sills, lintels and casings and are flanked by louvered wood shutters. A wraparound porch dominates the façade. It spans the front elevation and wraps around the north elevation. It has a rolled-asphalt hip roof supported by square wood posts featuring decorative spindlework and decorative pierced wood gingerbread railings. An unoriginal metal awning spans the porch beneath the roof on the front elevation. The porch shields the side-hall front entry, which is located in the cross gable that projects from the south elevation. It contains the original paneled wood door. The building sits on a concrete block foundation. A hedge featuring an arched wood gate marks the front boundary of the property. The house

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

946494646

**Organization:** Hunter Research, Inc.

occupies a double lot and has a large side yard. The building has not been elevated or otherwise altered for flood protection.

It is estimated that the dwelling at 429 Wesley Avenue was constructed in the 1880s. Historic maps confirm this date of construction, with the dwelling first appearing on the 1890 Sanborn map as 2-story, L-plan, wood-frame dwelling with a full-width porch. The original porch was replaced or expanded into the current wraparound porch between 1890 and 1909 (Sanborn Map Company 1890, 1909). According to the 1928 Ocean City Directory, E. Stuart and Mary VanDemark occupied the house. The dwelling is an example of the 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 Gothic Revival style within Ocean City.

429 Wesley Avenue was built in the 1880s 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, form and massing as documented by Sanborn fire insurance map of 1890. It also retains a historically appropriate fenestration pattern and its original double-hung wood windows. Visible exterior fabric is almost entirely modern replacement material, but the wraparound porch and its Gothic Revival-style attic window and decorative porch detailing survives. 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.

#### Rear Dwelling/Garage

A circa 1950 2-story, 6-bay, rectangular dwelling/garage is located at the rear of the property. It appears to hold an apartment or apartments, and a two-car garage is located in the southern bay of the first story on the rear elevation. It has an asphalt-shingle hip roof and is finished with stucco at the first story and asbestos shingles at the second story. Windows contain double-hung 1/1 wood sash. The first-story windows feature brick sills and plain wood lintels and casings, while the second-story windows have plain wood sills, lintels and casings. Entries are located in the northern bay of the front elevation, which faces Wesley Avenue, on the first and second stories. The first story entry contains a glazed and paneled wood door, while the second-story entry has a replacement glazed door. The second-story entry is shielded by a porch with a hip roof that intersects with the main roof block and is supported by square wood posts. Access is via a wood staircase. Access to the two-car garage on the rear elevation is via two replacement paneled vinyl garage doors.

The rear dwelling/garage at 429 Wesley Avenue is estimated to have been constructed circa 1950. It first appears on an aerial photograph dating to 1956 (NETR 1956). It was likely constructed as a combination of a garage for the main dwelling at 429 Wesley Avenue and as a rental or tenant unit.

The rear dwelling/garage at 429 Wesley Avenue was built circa 1950 during the Ocean City Residential Historic District's period of significance. It is located at the rear of the property and is visible from the street due to the property's large side yard. It retains its historic orientation, form and massing as documented by the historic aerial of 1956 (NETR 1956). Although the visible exterior fabric is almost entirely modern replacement material, the building retains its original wood windows. The dwelling/garage 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 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. Wesley 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 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 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 5th and 6th Streets.

**Registration**                      **National Historic Landmark?:** ☐

**and Status**                      **National Register:** 3/20/2003

**Dates:**                              **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?**

---

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**946494646**

**Organization:** Hunter Research, Inc.

**Location Map:**

(See Continuation Sheet for Maps)

**Site Map:****BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
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	
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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	
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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	1893	
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	Ocean City, NJ	1903	

**Additional Information:**

Demolished: NO

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**Organization:** Hunter Research, Inc.**Property ID:****946494646**

Page 3

Survey: CAP GB 70 v12: 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)

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Conversion Problem? ☐ ConversionNote: 60

*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:**

946494646

Page 4

☐ (Primary Contact)



## CONTINUATION SHEET

429 Wesley Avenue



Photograph 2: Oblique view of main house showing the front and side elevations and the dwelling/garage (left background) at the rear of the property. View looking south.

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Survey Name:	Ocean City Historic District Intensive-Level Architectural Survey	Date:	June 2018
Surveyor:	Eryn Boyce and Rachel Craft, Architectural Historians		
Organization:	Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608		

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## CONTINUATION SHEET

429 Wesley Avenue



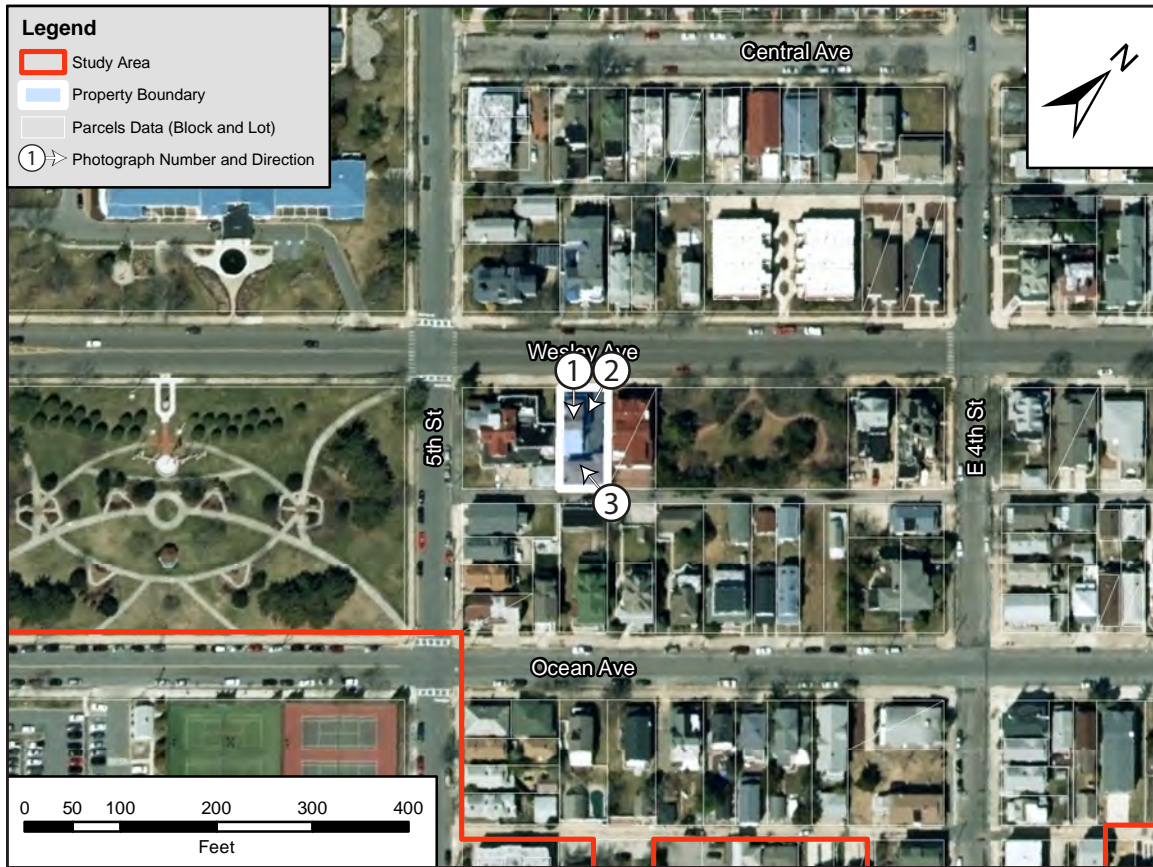
Photograph 3: Oblique view of the rear dwelling/garage at the rear of 429 Wesley Avenue. View looking southwest.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



Ocean City Architectural Survey  
Block 405, Lot 2  
429 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-876571834**

**Property Name:** 435 Wesley Ave.

**Ownership:** Private

**Address:** 435 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	405	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 405/Lot 1) contains two structures, both of which were constructed in 1881. The dwelling is located at the front of the property on Wesley Avenue. The outbuilding is located at the rear of the property adjacent to the alley. Both structures are contributing resources.

#### Dwelling

This 2.5-story, 5-bay, irregular, asymmetrical, wood-frame building was constructed in 1881 in the Italianate style for Reverend Ezra B. Lake. It originally consisted of a 3-bay, cross-gable dwelling that was oriented to Wesley Avenue and featured a 3-story, square tower topped by a steeply-pitched, bracketed mansard roof at the corner formed by the cross gables facing Fifth Street and Wesley Avenue. The original mansard roof has been removed, and a series of 2-story additions to the front, north and south (side) elevations have obscured the building's original form. Today, it has an asphalt-shingle, cross-gable roof with slightly overhanging eaves and retains its wood clapboard cladding. A brick chimney projects from the roof ridge on the cross gable facing Wesley Avenue, which also features clipped eaves. A 1-story, 3-sided, hexagonal bay capped by a hip roof extends from the first story of the cross gable facing Fifth Street. The windows contain double-hung 1/1 and 2/2 wood sash, and those at the attic level on the cross gables on the north and south elevations are set in pointed Gothic arched windows surmounted by molded wood hoods. The first- and second-story windows have plain wood sills, lintels and casings.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-876571834**

**Organization:** Hunter Research, Inc.



and molded wood crowns. A 1-story porch extends from the gable on the south (side) elevation and wraps around the rear elevation. It has a flat roof supported by carved square wood posts featuring carved wood brackets and turned wood spindle railings. The porch has been enclosed at the rear, and the porch shields two secondary entries containing glazed and paneled wood doors. The corner formed by the front and south gables on the front elevation has been infilled with a circa 1930, 2-story, 4-bay, L-shaped, clapboarded, wood-frame addition topped by a low-pitched hip roof that extends beyond the original wall surface of the south (side) elevation. A porch spans the front elevation of the addition at the first story and wraps around its south (side) elevation, terminating at the side wing. It has a hip roof supported by square Doric columns and turned wood spindle railings. Access is via a concrete staircase with wrought-metal railings. The porch shields the building's front entry, which contains paired diamond-patterned glazed and paneled wood doors. A circa 1965 1-story, 2-bay, S-shaped addition extends from the front elevation and wraps around the north (side) elevation of the original core. It has an asphalt-shingle flat-on-hip roof and is clad with aluminum siding. Two wood bay windows framed by fixed louvered shutters appear on the addition's front elevation. The foundation of the original core was not observed, but the circa 1930 addition is supported by a brick foundation. The building has a small front yard landscaped with a lawn and bushes. The building is set a short distance from the sidewalk. A wood picket fence encloses the side yard on Fifth Street. The building has not been elevated or otherwise altered for flood protection.

The dwelling at 435 Wesley Avenue was constructed in 1881 for Reverend Ezra B. Lake (Bzdak 2001; Miller 2003). It first appears on a Sanborn fire insurance map of 1890, which depicts it as an irregular, 2-story, wood-frame dwelling with wraparound porches on the front and side elevations (Sanborn Map Company 1890). Reverend Lake and his wife, Alice, retained ownership of the dwelling through the 1890s and, presumably, until Reverend Lake's death in 1900. It subsequently served briefly as a manse for the First Presbyterian Church of Ocean City. In 1910, two Scottish women purchased the dwelling and transformed it into a convalescent home, renaming it Scotch Hall. During the 1920s, the dwelling housed a birthing hospital, which subsequently moved to a building in Somers Point during the Great Depression (Miller 2003; Miller 2014). The size of the dwelling was likely expanded during this period with the circa 1930 2-story, L-shaped addition to the front elevation (NETR 1931, 1933; Sanborn Map Company 1937). During World War II, the Coast Guard purchased the dwelling and planned to use it as a barracks. The Coast Guard never realized these plans and eventually sold it to a local resident, who operated it briefly as a rooming house. This person later transformed it into a restaurant known as Scotch Hall, which remained open for approximately 40 years. Presumably, the circa 1965 1-story, S-shaped addition to the front elevation was constructed during this period. The building now functions as a private residence (Miller 2003; Miller 2014). The dwelling is a heavily altered example of the Italianate style. Popularized in the mid-19th century by Andrew Jackson Downing and Alexander Jackson Davis, the Italianate style found inspiration in the rambling, informal farmhouses of the Italian countryside and featuring low-pitched roofs with deeply overhanging bracketed eaves, narrow arched windows with elaborate crowns and square towers. 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, with the few examples dating from the 1880s.

Born in 1833 to Simon and Sarah Blake Lake, Reverend Lake entered the Methodist ministry. In 1879, he formed the New Brighton Association, which was quickly renamed the Ocean City Association, with his brothers, James Lake and Simon Wesley Lake, William B. Wood and William H. Burrell, all Methodist ministers, and his father, Simon 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. Reverend Lake served as the superintendent of the Ocean City Association and devoted himself to the development of the resort. As superintendent, he assumed responsibility for selling the Ocean City Association's land to people wishing to construct buildings in the new resort, and thus served as Ocean City's first real estate agent. Reverend Lake also established Ocean City's public utilities and early transportation networks, organizing an electric light company, an electric railroad company and water and sewer companies. In addition to overseeing the growth of Ocean City, Reverend Lake worked as an inventor. In 1884, he developed a vehicle to aid the U.S. Life Saving Service with their ocean rescues. The vehicle, which Reverend Lake dubbed the Sea Wagon, consisted of a pyramid constructed of iron rods topped by a platform and set on wheels and powered by a steam engine and steered by a crank on the platform. Although the Sea Wagon premiered to much fanfare in 1884, the U.S. Life Saving Service never adopted it. Reverend Lake died at the age of 66 on August 7, 1900 (Miller 2003).

The dwelling at 435 Wesley Avenue was built in 1881 during the Ocean City Historic District's period of significance for Reverend Ezra B. Lake, 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's original appearance is documented by the Sanborn fire insurance map of 1890 and historic images (see Continuation Sheets), however, a series of intrusive renovations and additions have obscured this form. These include the removal of the steeply-pitched mansard roof that originally topped the corner tower and the circa 1930 and circa 1965 additions to the front elevation. Modern replacement materials are present on the exterior and many of the original decorative details have been removed or lost with the additions to the front elevation. The building has diminishment of integrity of design, materials and workmanship, but it retains sufficient integrity of materials, location, setting, feeling and association to be rated a contributing resource.

#### Outbuilding

This 2-story, 2-bay, vernacular, wood-frame outbuilding was constructed in 1881 as a stable. It has a flat roof with slightly overhanging eaves with exposed rafters and is clad with board-and-batten wood siding. A 1-story, 2-bay, flat-roof wing extends from the front elevation. A double-hung 2/2 wood window with a plain wood sill, lintel and casing is located on the rear elevation. An entry on the front elevation of this front wing containing a replacement side-hung vertical paneled plywood door provides access to the interior of the outbuilding, and what appears to have been an entry containing a garage door has been enclosed. Two paired, side-hung, wood plank doors at the second story on the east (side) elevation speaks to the outbuilding's original purpose as a stable. A concrete foundation supports the building.

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-876571834**

**Organization:** Hunter Research, Inc.

This outbuilding was constructed in 1881 as a stable. It appears on a Sanborn fire insurance map of 1890, which depicts it as a 2-story, wood-frame stable with a 1-story, full-width wing on the front elevation (Sanborn Map Company 1890). By 1937, it had been transformed into a garage (Sanborn Map Company 1937). It apparently no longer functions as a garage.

The outbuilding at 435 Wesley Avenue was built in 1881 during the Ocean City Historic District's period of significance. It retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1890. It has high material integrity, retaining its original board-and-batten siding and 2/2 double-hung wood window. The paired, side-hung wood plank doors at the second story on the east (side) elevation also appear to be original. Alterations include the space for a garage door on the front elevation of the front wing, which has been enclosed, and a replacement vertical paneled plywood door in the additional entry on the front elevation of the front wing. These changes have minimally impacted the outbuilding's integrity of materials and workmanship, and it retains sufficient integrity of design, location, setting, 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 (1/28/1993), as designated at those dates. Wesley 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 between Fifth and Sixth Streets.

**Registration and Status** **National Historic Landmark?:** ☐

**Dates:** **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:**

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	West Jersey History Project	2013		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Boyd's Ocean City Directory	1922		
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		
Esposito, Frank J. and Robert J.	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.

**Property ID:**

☐ (Primary Contact)

**-876571834**

Page 3

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
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	1892
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Rush, Mary Townsend	Ocean City Guide Book and Directory	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	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Current building has been build on the B & L where Reverend Ezra B. Lake's residence was. 435 Wesley Ave @ 5th St. changed to 435 Wesley Ave. based on field verification.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 121

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:**

☐ (Primary Contact)

**-876571834**

Page 4

## CONTINUATION SHEET

435 Wesley Avenue



Photograph 2: Oblique view of the dwelling showing the front and south (side) elevations. View looking southeast.

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

Date: June 2018

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



## CONTINUATION SHEET

435 Wesley Avenue



Photograph 3: View of the south (side) elevation. View looking northeast.

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

Date: June 2018

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

## CONTINUATION SHEET

435 Wesley Avenue



Photograph 4: Oblique view of the outbuilding at the rear of 435 Wesley Avenue. View looking southwest.

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

Date: June 2018

Surveyor: Eryn Boyce, Architectural Historian

Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



## CONTINUATION SHEET

435 Wesley Avenue



Photograph 5: The Reverend Ezra B. Lake House, *circa* 1892. Source: Rush 1892.



Photograph 6: The Reverend Ezra B. Lake House before the *circa* 1965 addition, no date. Source: Esposito 1996.

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Survey Name: Ocean City Historic District Intensive-Level Architectural Survey Date: June 2018  
Surveyor: Eryn Boyce, Architectural Historian  
Organization: Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 405, Lot 1  
435 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1220323796

**Property Name:** 502 Wesley Avenue (War Memorial Park)

**Ownership:** Public

**Address:** 502 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	502	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The War Memorial Park, established circa 1947, is located on a portion of Ocean City's original camp meeting ground. It occupies an entire block bounded by Wesley Avenue on the west, Ocean Avenue on the east, Fifth Street on the north and Sixth Street on the south. It features a formal, symmetrical landscape arranged around an east-west axis running through the center of the block. Curved concrete paths bordered by manicured lawns crisscross the park. The center of the park is outlined by a lens shape formed by these concrete paths. The only building within the park is a circa 1990 hexagonal wood-frame gazebo with an asphalt-shingle roof with curved eaves located inside this arch at the eastern side of the park. Post-and-rail fences mark the corners of the park at the intersections of Fifth Street and Wesley Avenue, Sixth Street and Wesley Avenue, Fifth Street and Ocean Avenue and Sixth Street and Ocean Avenue. Plantings include mature pine trees, beech trees, cherry trees, holly bushes, cedar bushes and decorative perennial plants set in mulched beds and arranged in formal clusters across the park. Groups of wrought-metal and wood plank benches and decorative lamp posts with frosted glass sit along the paths that cut through these clusters of plants. The park incorporates a modest war memorial comprised of a roughly shaped massive granite block topped by a bronze eagle centered at the front of the park on Wesley Avenue. This memorial pre-dates the park and was moved to its current location from the lawn of City Hall in 1947. A bronze plaque on the south side of the block reveals its original purpose as a World War I monument, while a plaque on the north side of the block dedicates it as a memorial to the veterans and casualties of all wars. An anchor and a naval gun dedicated to the memory of the service members who died on the U.S.S. Arizona on December 7, 1941, are set on concrete pads behind the memorial. A horse-shoe shaped brick wall of remembrance featuring plaques

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1220323796

**Organization:** Hunter Research, Inc.

bearing the names of service members and dating to circa 1985 is located at the front of the lens created by the concrete paths behind the war memorial. Five flagpoles bearing the flags of the United States of America and all four branches of the armed services are arranged around the wall of remembrance. The straight path leading from the war memorial to the wall of remembrance is comprised of concrete blocks impressed with the names of additional service members. Two rows of holly bush topiaries, which are contemporary to the war memorial, frame the war memorial and arc towards Wesley Avenue. A modest granite monument located at the southern corner of the park at the intersection of Sixth Street and Ocean Avenue is dedicated to Marcia V. Smith, the first female physician in Ocean City.

Originally, the space currently occupied by the War Memorial Park formed part of the camp meeting ground, a strip of open space between Fifth Street and Sixth Street spanning the width of Ocean City from Great Egg Harbor Bay to the Atlantic Ocean, laid out by the Ocean City Association in 1880. While the camp meeting ground largely remained undeveloped, apart from the Ocean City Tabernacle, a bird's-eye view of Ocean City published by James H. Taylor in 1903 shows a large Queen Anne-style building at the northwest corner of Sixth Street and Ocean Avenue on the site currently occupied by the War Memorial Park (Sanborn Map Company 1890; Taylor 1903). A Sanborn fire insurance map of 1909 identifies the building as the Chalfonte, which was presumably a hotel (Sanborn Map Company 1909). A review of historic maps and aerial photographs indicates that the Chalfonte had been demolished by 1920 and that no additional buildings were constructed on the site (NETR 1920, 1931, 1933; Sanborn Map Company 1937).

The War Memorial Park first began to take shape in 1947, when Ocean City's World War I monument was moved from its original location on the lawn in front of City Hall to the camp meeting ground in front of the Tabernacle (Miller 2003). After the Korean War ended in 1953, the city held memorial services at the park each year. A historic image from this period shows that a flagpole and a new monument, which likely bore the names of the dead, had been erected behind the World War I monument during this period (Miller 2006; see Continuation Sheets). The World War I monument still stands at the front of the park on Wesley Avenue, though it has been reoriented perpendicular to Wesley Avenue. According to historic aerial photographs, two rows of trees were planted on either side of the World War I monument, arcing towards Wesley Avenue, and trees were planted around the park's boundaries in the mid-20th-century (NETR 1933, 1956, 1957). The rows of trees flanking the war memorial appear to survive, while those on the boundary have been removed.

During the ensuing decades, the park's landscape continued to slowly evolve. In 1970, a plaque was added to the World War I monument to re-dedicate it to the veterans and casualties of all wars (Miller 2006). The brick wall of remembrance and four beds planted with trees and bushes, which still stand at the corners of the park, were appeared circa 1985, and the gazebo was constructed circa 1990 (NETR 1970, 1987, 1991). Despite these additions, the park's landscape remained empty apart from these elements. The park finally reached its current appearance circa 1995, when the geometric network of concrete paths and mulched beds planted with trees and bushes was laid out (NETR 1995, 2002). Although the War Memorial Park currently bears little resemblance to the original camp meeting ground, it retains its original function as public open space. In addition, it is one of the only vestiges of the green space that the founders of Ocean City laid out across the island that remains extant. During the latter half of the 20th century, this green space gradually disappeared with the construction of the Ocean City Primary School, the Ocean City Skatepark, the Ocean City Fire Department and the Ocean City High School.

The War Memorial Park was initially established in 1947 with the movement of Ocean City's World War I monument to the site. Gradual additions to the landscape throughout the subsequent years indicated that it did not assume its current appearance until circa 1995. In short, the War Memorial Park's landscape largely post-dates the recommended updated period of significance of 1879 to 1956 of the Ocean City Residential Historic District. Changes to the landscape, including the planting of bushes and trees, the erection of additional war memorials, the construction of a gazebo and the installation of concrete paths, have significantly impacted the property's integrity of design, materials and workmanship. The demolition of the original Tabernacle in 1956 and the construction of new buildings on neighboring properties to the east and west during the latter half of the 20th century have minimally impacted the integrity of setting, feeling and association. Integrity of location is present as the boundaries of the camp meeting ground and the park remained unchanged from 1881 through today. The War Memorial Park presents itself as a modern park landscape and does not retain sufficient integrity of design, materials, workmanship, setting, feeling and association to be rated a contributing resource. The landscape is evaluated non-contributing.

#### 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 (1/28/1993), as designated at those dates. Wesley 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 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:

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1220323796**

**Organization:** Hunter Research, Inc.

☐ 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:	Year:	HPO Accession #: (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
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Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
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	
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1892	
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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	
Sanborn Map Company	Ocean City	1923	
Taylor, Frank H	Ocean City, NJ	1903	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1220323796**

**Organization:** Hunter Research, Inc.

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Street address changed to 502 Wesley Ave. based on field verification.

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

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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:** 62*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:****1220323796**

Page 4

☐ (Primary Contact)



## CONTINUATION SHEET

502 Wesley Avenue

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Photograph 2: General view of the War Memorial Park from the intersection of Wesley Avenue and Sixth Street. View looking south.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

## CONTINUATION SHEET

502 Wesley Avenue



Photograph 3: General view of the War Memorial Park from the intersection of Wesley Avenue and Fifth Street. View looking east.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

## CONTINUATION SHEET

## 502 Wesley Avenue



Photograph 4: View of the two rows of holly bush topiaries that frame the World War I monument and arc towards Wesley Avenue with the wall of remembrance in the background. These holly bushes appear to have been planted in 1947 when the monument was moved to the site. View looking northeast.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



## CONTINUATION SHEET

502 Wesley Avenue



Photograph 5: View of the *circa* 1990 gazebo and a portion of the *circa* 1995 geometric concrete paths that crisscross the park. View looking southwest.

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<b>Survey</b>		
<b>Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b> <u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>	
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>	



## CONTINUATION SHEET

502 Wesley Avenue

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Photograph 6: View of the formally grouped plantings, benches and lamp posts scattered around the geometric paths within the park. View looking west.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

## CONTINUATION SHEET

502 Wesley Avenue

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Photograph 7: Representative view of the War Memorial Park showing the lamp posts, *circa* 1995 concrete paths and plantings. View looking north.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



## CONTINUATION SHEET

502 Wesley Avenue

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Photograph 8: View of the granite memorial dedicated to Marcia Smith, the first female physician in Ocean City, located at the corner of the park formed by the intersection of Ocean Avenue and Sixth Street. View looking north.

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Survey		
Name:	Ocean City Historic District Intensive-Level Architectural Survey	Date: June 2018
Surveyor:	Eryn Boyce and Rachel Craft, Architectural Historian	
Organization:	Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608	

## CONTINUATION SHEET

502 Wesley Avenue



Photograph 9: Detailed view of the south side of the World War I monument showing its original plaque.  
View looking northwest.

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<b>Survey</b>		
<b>Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b> <u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>	
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>	



## CONTINUATION SHEET

502 Wesley Avenue



Photograph 10: Detailed view of the north side of the World War I monument showing the plaque added in 1970 dedicating it to the veterans of all wars. View looking south.

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Survey Name:	Ocean City Historic District Intensive-Level Architectural Survey	Date:	June 2018
Surveyor:	Eryn Boyce and Rachel Craft, Architectural Historian		
Organization:	Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608		

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## CONTINUATION SHEET

502 Wesley Avenue



Photograph 11: Close-up view of the *circa* brick wall of remembrance and the five flagpoles arranged around it. View looking southwest.

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Survey Name:	Ocean City Historic District Intensive-Level Architectural Survey	Date:	June 2018
Surveyor:	Eryn Boyce and Rachel Craft, Architectural Historian		
Organization:	Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608		

## CONTINUATION SHEET

502 Wesley Avenue



Photograph 12: View of the rear of the World War I monument (center) and the memorial to the U.S.S. Arizona (left and right) with the Tabernacle in the background. View looking northwest.

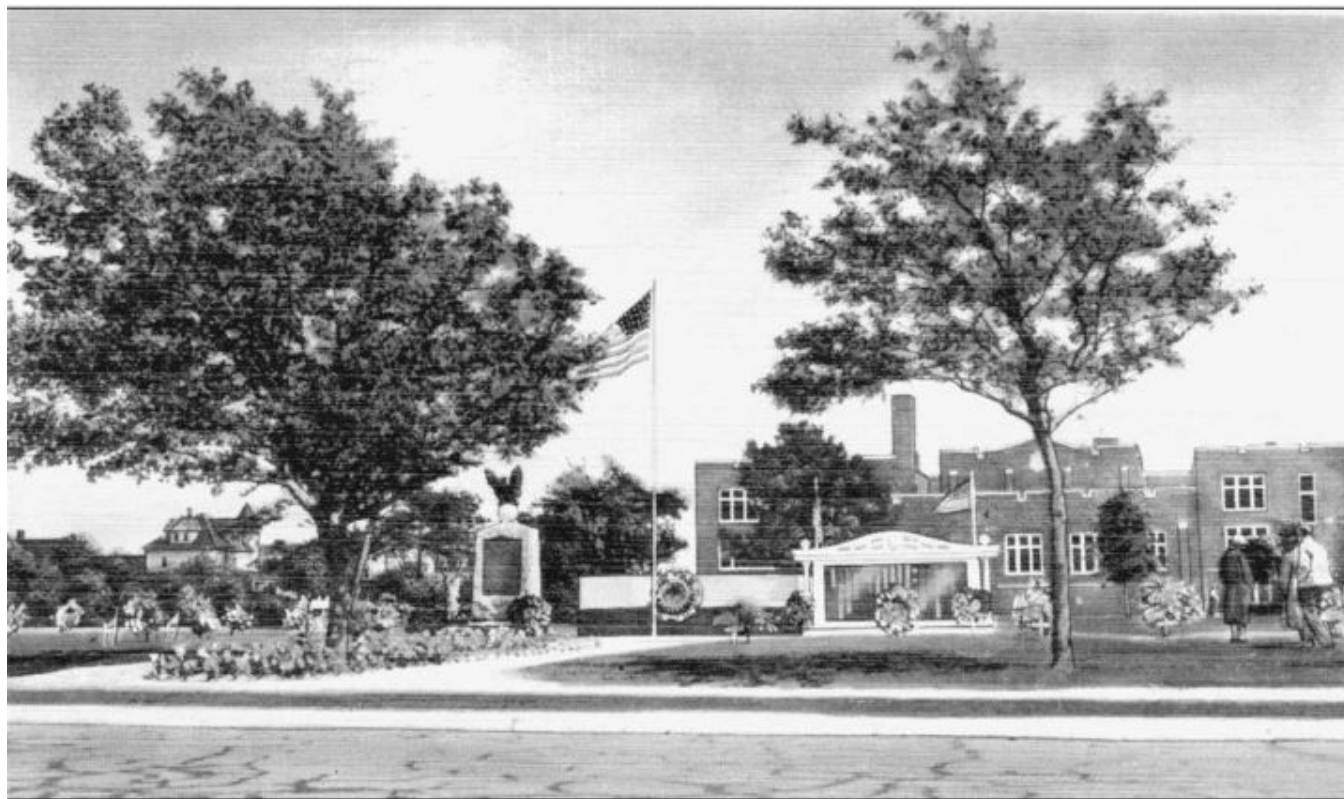
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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



## CONTINUATION SHEET

502 Wesley Avenue



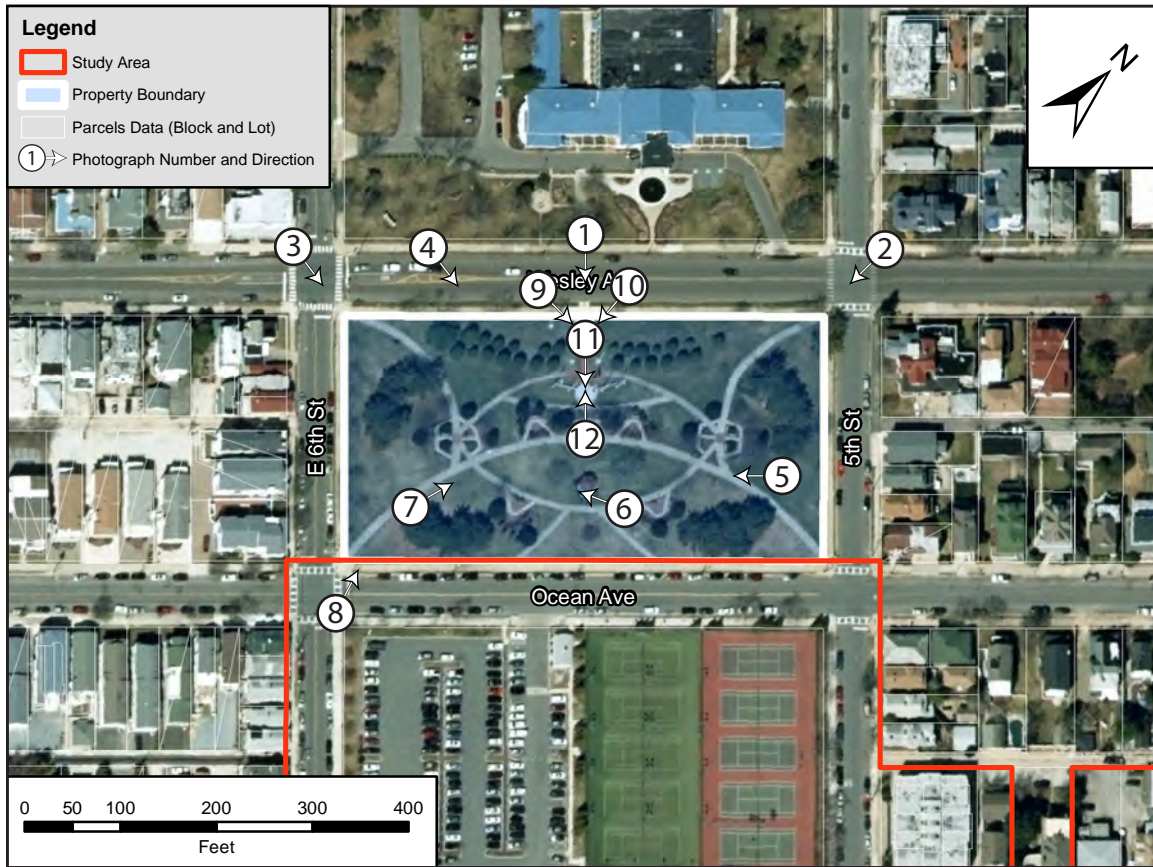
Photograph 13: The War Memorial Park in the mid-20th century with the original Ocean City High School in the background, *circa* 1950s. Source: Miller 2006.

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Survey		
Name:	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	Date: <u>June 2018</u>
Surveyor:	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>	
Organization:	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>	



Ocean City Architectural Survey  
 Block 502, Lot 1  
 502 Wesley Avenue (War Memorial Park)  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1654110873

**Property Name:** 550 Wesley Ave. (Ocean City Tabernacle)  
**Address:** 550 Wesley AVE

**Ownership:** Non-profit  
**Apartment #:**  
**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	503	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The Ocean City Tabernacle was constructed in three phases; the first phase was completed in 1957 after the demolition of the original auditorium of circa 1880, the second phase was completed circa 2004, and the third phase was completed in 2008. The property occupies an entire block bounded by Asbury Avenue on the west, Wesley Avenue on the east, Fifth Street on the north and Sixth Street on the south. The tabernacle building is surrounded by open space, reflecting the historic function of this space as Ocean City's camp meeting ground.

#### Phase I (1957)

Phase I of construction on the Ocean City Tabernacle was completed in 1957 following the demolition of the auditorium that was constructed at the center of the property circa 1880. The 1957 Tabernacle is a 2-story, flat-roof, International Style-influenced building with strip windows and metal framing on its visible elevations. The original Phase I building is mostly obscured from view due to surrounding, later additions to the Tabernacle. The foundation of the building was not visible. A rectangular wing was constructed on the south side of the building in 1957. A side-gabled, detached building was constructed near the west elevation facing Asbury Avenue around the same time. The bell tower at the southwest corner of the building was also added between 1995 and 2002.

#### Phase II (circa 2004)

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1654110873

Page 1

☐ (Primary Contact)

Phase II of construction consisted of the circa 2004 Postmodern-style addition of the front (east) façade (facing Wesley Avenue). This addition has a standing-seam metal roof and concrete block exterior. The circa 2004 addition envelops the 1957 Tabernacle on the north, west, and south elevations. This addition has a front-gabled roof block over the primary entry, with side-gabled wings stretching to the north and south. The front-gabled block has an arched window above a flat-roof porte cochere. The porte cochere is supported by oversized, round, Doric columns on stone pedestals. The porte cochere shields three sets of paired, glazed metal doors surmounted by paired plate glass windows. Large arched windows with tracery details flank the portico under the main roof block. The north and south wings are 1 story in height, and have fixed strip windows with patterned muntins in groupings of four on the front elevation. Smaller, hipped-roof wings project on the eastern corners of the north and south wings and have fixed, arched plate glass windows flanked by windows with patterned muntins. The southeast corner of the southern wing features a sculpture depicting the Biblical story of Noah's Ark on its façade. The circa 2004 addition also has an extending overhang that stretches from the rear of the south wing to the west. It also has a standing-seam metal roof and is supported by metal posts. It shields the first story of the south elevation of the 1957 building.

#### Phase III (2008)

Phase III is a youth center addition of 2008 to the west (rear) elevation of Phase I. The 2-story, cross-gabled addition has an asphalt-shingled roof and an exterior fabric of stucco and vinyl siding. A pyramidal cupola is centered on the roof and is topped with a cross. The center gable has a large, circular picture window with crossed muntins that is flanked by two, 2/2 vinyl windows set in vinyl surrounds. The middle bays of the building under the gable project from the building's façade. The second story, which is stuccoed, has 2/2 vinyl strip windows with muntins set in vinyl surrounds, which are in groupings of four on both sides of the center gable. The first story, which is clad in board-and-batten vinyl siding, contains the main entry. Access is via tripled, metal, glazed doors surmounted by vinyl transoms with muntins. 2/2 vinyl windows set in vinyl surrounds fill the remaining bays of the west façade. A thick vinyl frieze partitions the stuccoed façade from the board-and-batten vinyl siding. An attached garage with an overhead garage door projects from the north elevation. The addition rests on a concrete foundation.

#### Landscape

The Tabernacle is surrounded by open space that is causally landscaped with lawns, flower beds and trees. There are large surface parking lots, drives and walkways. All of this landscaping is judged to be relatively recent, following or contemporaneous with Phase II and Phase III construction projects.

#### History

The property on which the Ocean City Tabernacle is currently located was occupied by an earlier building called the Auditorium, which sat at the center of the camp meeting ground, an open space, one block wide stretching east to west from the Atlantic Ocean to the bay. The Auditorium served as a worship space and was constructed circa 1880 at the inception of Ocean City, and emphasized its founders' commitment to a Methodist retreat at the New Jersey shore. The surrounding blocks between Fifth Street and Sixth Street, stretching from the Egg Harbor Bay to the Atlantic Ocean, were originally mapped out as open space for Methodists to camp around the Auditorium during the summer months. The original Tabernacle was constructed at the center of the property, with walkways in a spoke pattern to provide access to the building (Taylor 1903). The original Auditorium was a 1-story, cross-gabled, wood-frame building with an open cupola at the center of its roof. The camp meeting ground remained open space for over four decades after the Auditorium's construction, but the construction of the Ocean City High School at the eastern end of the camp meeting ground in 1924 began a gradual evolution in the space's use from meeting ground to government campus that would eventually consist of the high school, a memorial park (1947) and later recreational facilities (tennis courts, skate park) and first responder facilities at the western end of the grounds (Esposito 1996, Miller 2003). The auditorium, which was in poor condition, was demolished in 1956 to make way for the construction of a new building that over time would serve multiple functions, from holding non-denominational religious services to providing space for other types of community and youth activities (Miller 2003). The date of 1956 was selected for the terminal date of the updated recommended period of significance of the historic district because it coincides with the demolition of the auditorium and an inflection points in Ocean City's history where it became clear that one of the principal physical manifestations of the vision of its Methodist founders had run its course.

Today, the former camp meeting ground is no longer the open green space from the ocean to the bay as it was originally planned by the founders of Ocean City. The remnant of the former camp meeting ground between Ocean Avenue and Asbury Avenue, bounded by Fifth and Sixth Streets, which consists of the War Memorial Park and the Tabernacle, are that portion of the camp meeting ground that still retain some of the openness of the original concept and are included within the boundaries of the historic district. The Tabernacle property and grounds are non-contributing because of their post-1956 date of construction and significant alterations dating to the 2000s. The building is of an entirely modern non-historic character and is a non-contributing element of the property. Other than the flat open lawn-like character of the landscaping, there are no landscape features identified that would be considered contributing. The original spoke-like pattern of pathways no longer exists. Due to extensive alterations, the Tabernacle property is judged to be non-contributing to the local and state/national districts.

#### 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 (1/28/1993), as designated at those dates. Wesley Avenue is one of the district's principal avenues. It has a

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1654110873**

**Organization:** Hunter Research, Inc.

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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
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(None Listed)	Ocean City Tabernacle.	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
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(None Listed)	Polk's Ocean City Directory	1924	
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Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1654110873**

**Organization:** Hunter Research, Inc.



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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: NO

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Street address changed to 550 Wesley Avenue based on field verification.

550 Wesley Avenue is recommended contributing, not key-contributing (Ocean City Division of Planning & Development 1991; Bzdak 2001) due to diminishment of integrity.

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

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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: 75

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:**

**1654110873**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

550 Wesley Avenue



Photograph 2: View of the south elevation of the Tabernacle, with both the 1957 and *circa* 2004 phases of construction visible. View looking north.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

## CONTINUATION SHEET

550 Wesley Avenue

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Photograph 3: View of the bell tower near the southwest corner of the Tabernacle, looking southeast.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



## CONTINUATION SHEET

550 Wesley Avenue



Photograph 4: View of the west elevation of the Tabernacle, showing the 2008 phase of construction of the youth center. View looking east.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historian  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



## CONTINUATION SHEET

550 Wesley Avenue

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Photograph 5: View of the north elevation of the Tabernacle, with both the 1957 and *circa* 2004 phases of construction visible. View looking south.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

## CONTINUATION SHEET

550 Wesley Avenue

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Photograph 6: A 1906 view of the original Auditorium, constructed *circa* 1880. Source: Esposito 1996.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

## CONTINUATION SHEET

550 Wesley Avenue

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Photograph 7: A *circa* 1910 postcard of the Auditorium and the surrounding property. Source: Esposito 1996.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



## CONTINUATION SHEET

550 Wesley Avenue

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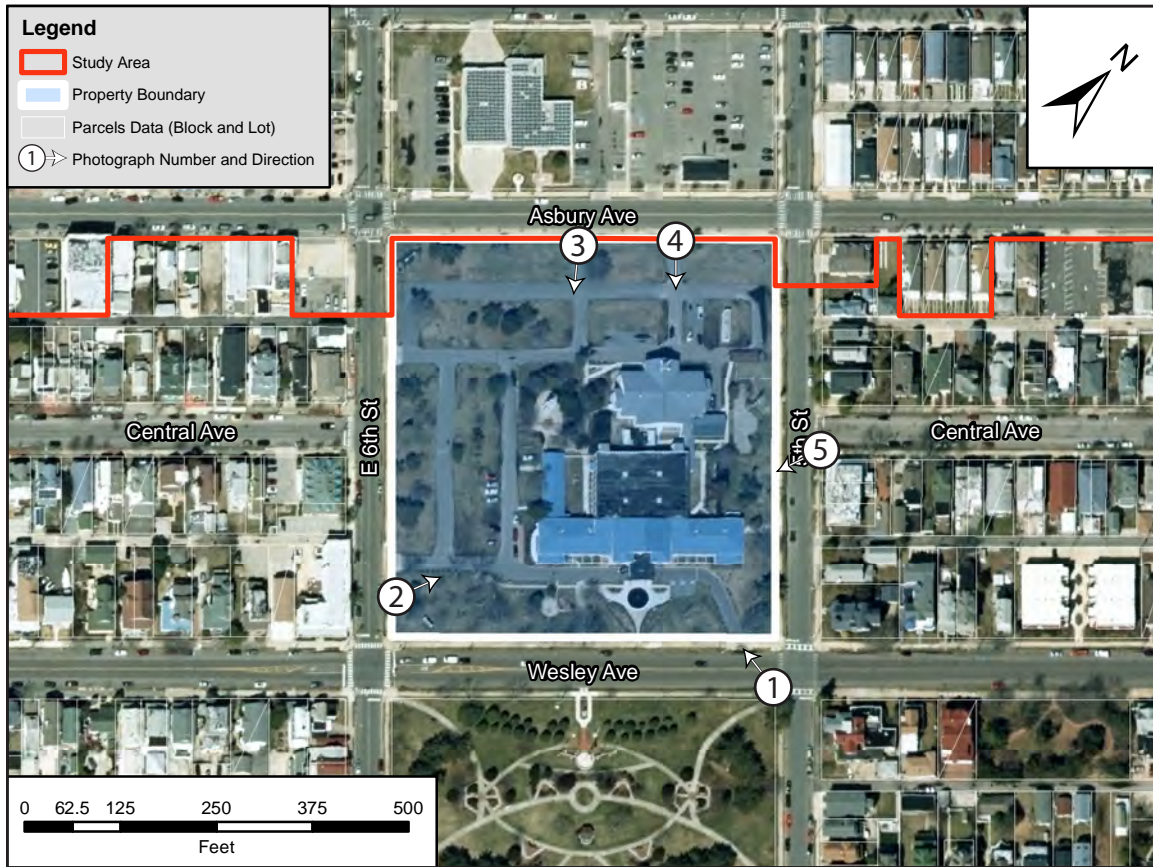
Photograph 8: A view of the 1957 Tabernacle, no date. Source: Miller 2003.

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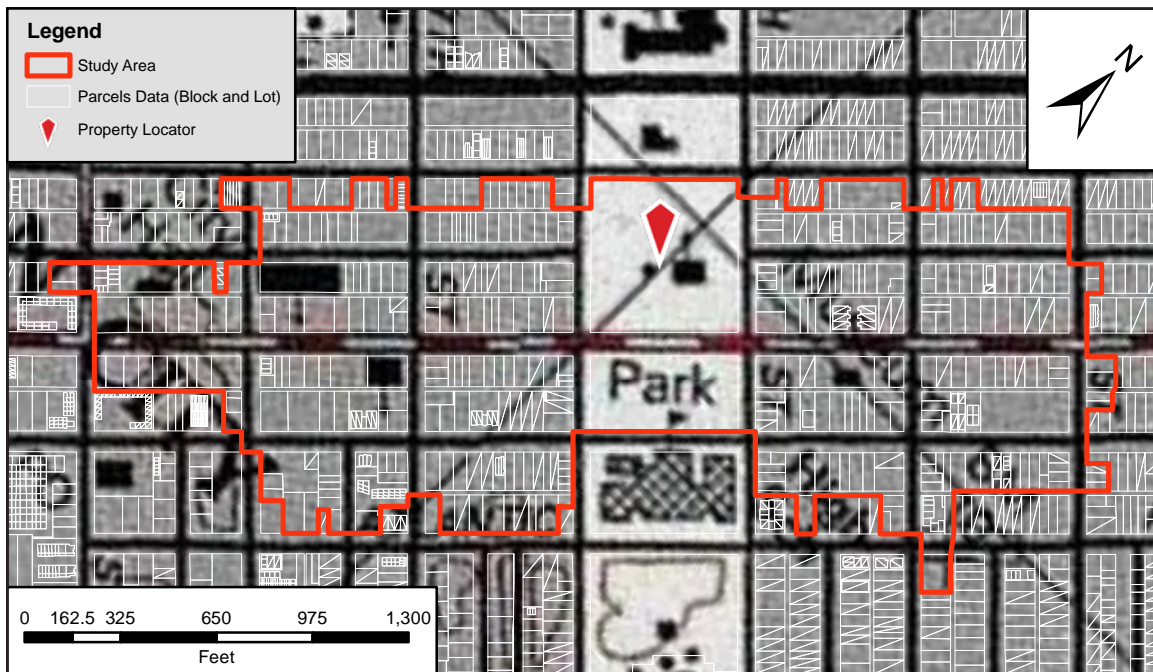
<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historian</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		



Ocean City Architectural Survey  
 Block 503, Lot 1  
 550 Wesley Ave. (Ocean City Tabernacle)  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1364168894

**Property Name:** 600 Wesley Ave. (Fleetwood Hotel)  
**Address:** 600 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story, 5-bay, vernacular wood-frame commercial building at 600 Wesley Avenue was constructed circa 1923 and features an L-shaped plan. It has a flat roof with a moderately projecting cornice and is clad with vinyl siding. An exterior brick chimney is located west elevation of the rear ell. Windows contain replacement double-hung 1/1 vinyl sash with vinyl surrounds. The centered cross gable sits above the center-hall front entry, which contains paired replacement glazed doors. A full-width porch spans the front elevation. It has a hipped roof clad with asphalt shingles and supported by Doric columns and a replacement wrought metal railing. The main block rests on a stuccoed foundation, while the rear ell sits on a foundation with concrete-block and brick sections. The building sits close to the street and is separated from the sidewalk by narrow yard that has been planted with shrubs and covered with mulch. It occupies a prominent position within the district, sitting at the corner of Wesley Avenue and Sixth Street across from the Tabernacle and former campground. The asphalt-paved street has concrete sidewalks with grass between the curb and the walkway and is lined with trees in sections, though no trees stand in front of the building. The building has not been elevated or otherwise altered for flood protection.

600 Wesley Avenue, also known as Club Carousel, was built circa 1923 as the Fleetwood Hotel. It replaced the original circa 1896 building occupied by the Fleetwood Hotel, which was destroyed by fire on May 15, 1922 (Evening Journal 1922; Asbury Park Press 1922; Miller 2014). According to historic maps and historic photographs, the first building occupied by the Fleetwood Hotel shared the same L-shaped current configuration as the current building but consisted of a 2.5-story building and a 2-story building connected by a 1-story porch on

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1364168894

**Organization:** Hunter Research, Inc.

Wesley Avenue (Sanborn Map Company 1909). The Fleetwood Hotel was one of numerous hotels constructed in Ocean City during the late-19th and early-20th centuries, the majority of which were located between Fourth Street and Eleventh Street, to house the visitors that flocked to the town during this period (Miller 2014).

600 Wesley Avenue was built circa 1923 during the Ocean City Residential Historic District's period of significance and is representative of the numerous hotels that were constructed within the district during this period. Although several of these hotels, including the Luray Hotel (currently the Ark Hotel) at 632 Wesley Avenue and the Parkside Hotel at 501 Fifth Street, 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, 600 Wesley Avenue is a representative example of an increasingly rare property type within the district. In addition, it occupies a prominent position within the district with its location immediately adjacent to the Tabernacle and the former campground. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937 and a historic photograph. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is entirely modern replacement material, and the porch has lost its original square columns and wood railing. The building 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 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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

#### 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)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
Asbury Park Press	Atlantic City Hotel Destroyed by Fire	1922	
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	Images of American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1364168894**

**Organization:** Hunter Research, Inc.

Robert J.		
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998
Evening Journal	Ocean City Hotel Burns	1922
McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1894
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	1893
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

**Additional Information:**

Demolished: NO

Survey: : ()

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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: 317

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:**

**1364168894**

Page 3

☐ (Primary Contact)



## CONTINUATION SHEET

600 Wesley Avenue



Photograph 2: Oblique view of building showing front and side elevations. View looking northwest.

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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

## CONTINUATION SHEET

## 600 Wesley Avenue



Photograph 3: The Fleetwood Hotel, *circa* 1921. This building is no longer extant. Source: West Jersey History Project.



Photograph 4: The Fleetwood Hotel rebuilt after the 1922 fire, no date. Source: Miller 2014.

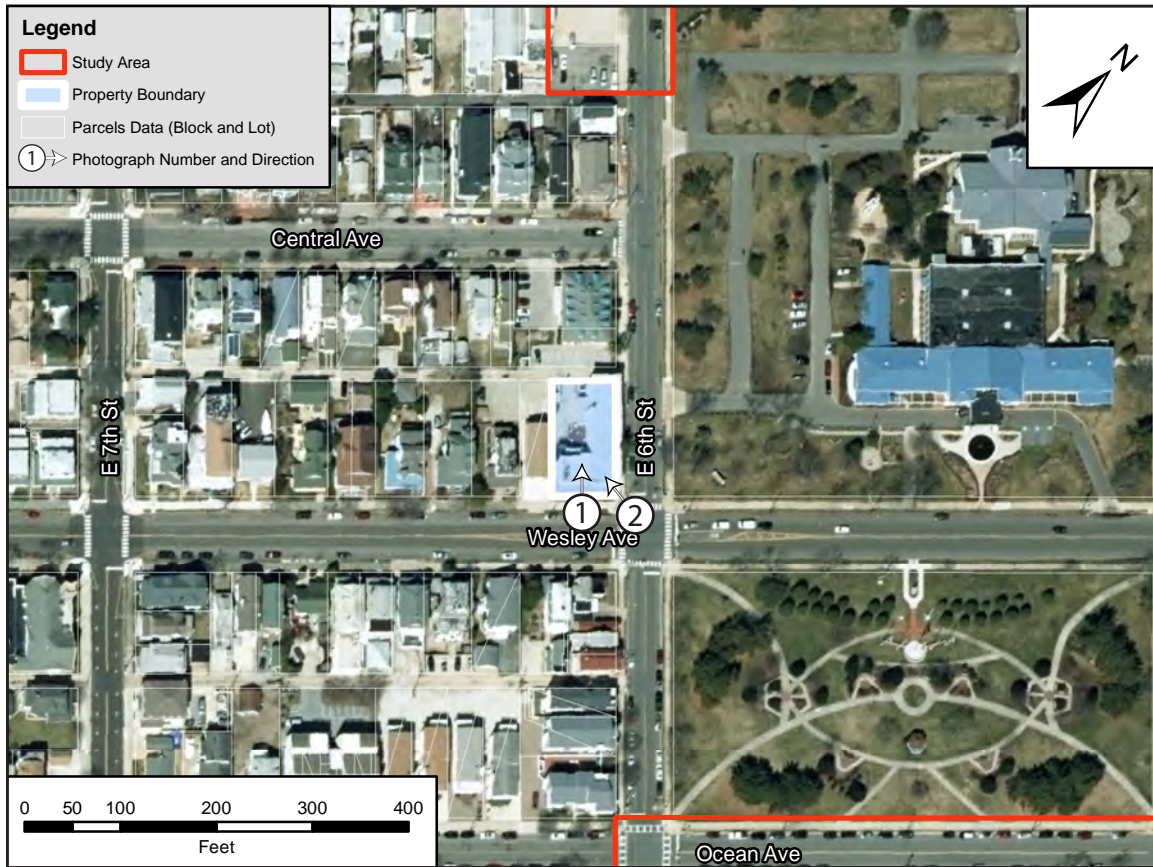
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<b>Survey Name:</b>	Ocean City Historic District Intensive-Level Architectural Survey	<b>Date:</b>	June 2018
<b>Surveyor:</b>	Eryn Boyce and Rachel Craft, Architectural Historians		
<b>Organization:</b>	Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608		

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Ocean City Architectural Survey  
Block 603, Lot 15  
600 Wesley Ave. (Fleetwood Hotel)  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: -1739015117

**Property Name:** 603 Wesley Ave.

**Ownership:** Private

**Address:** 603 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	14

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 602/Lot 14) block/lot contains two houses with separate addresses. The house at 603 Wesley Avenue was constructed during the 1890s and is a non-contributing resource to the Ocean City Residential Historic District. The house at 604 Sixth Street was constructed during the 1890s and is a contributing resource to the Ocean City Residential Historic District.

#### 603 Wesley Avenue

This 2.5-story, vernacular, wood-frame dwelling consists of an original 1-bay rectangular core with a gambrel-front roof with deeply curved eaves, a 1.5-story, overhanging bay extending from the west elevation and a 2-story, 1-bay, flat-roof rear ell. The 2-story, 1-bay addition that extends from the east elevation and is flush with the front elevation has altered the Queen Anne-style form represented by the original core. The dwelling has an asphalt-shingle roof and is clad with vinyl siding. A brick and stuccoed chimney extends behind the gambrel roof. The first- and third-story windows contain double-hung 1/1 replacement vinyl sash, though the paired windows next to the front entry appear to contain double-hung 1/1 wood sash. They have plain wood sills, lintels and casings and molded crowns. The second-story windows appear to contain metal awning windows. The side-hall front entry is located in the original core and contains a replacement glazed and paneled wood door flanked by fixed louvered vinyl shutters and surmounted by a molded wood crown. A non-original pent eave spans the front elevation of the original core and wraps around the front, side and rear elevations of the eastern addition. The house sits on

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

-1739015117

**Organization:** Hunter Research, Inc.



a brick foundation. A non-original attached, 1-story, 1-bay garage extends from the rear ell and connects the dwelling to the house located at 604 Sixth Street. It features a flat roof with pent eaves and a modern paneled vinyl garage door. The house has a small front and side yard, and a lawn and a vinyl picket fence separate it from the sidewalk. A concrete driveway is located on the eastern side of the house. The building has not been elevated or otherwise altered for flood protection.

603 Wesley Avenue is estimated to have been constructed during the 1890s based on its Victorian-era style and form. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 2.5-story, wood-frame rectangular dwelling with a 2-story front porch, a bay extending from the west elevation and a 2-story rear ell. It appears that it occupied the same lot as 604 Sixth Street. According to the 1922 Ocean City Directory, the house was occupied by William H. and Hannah E. Houck and Mrs. Isabel R. Thompson. William H. Houck did not list an occupation. A review of historic maps and historic aerials indicates that the house reached its current configuration between 1937 and 1956, when the 2-story addition was constructed on the east elevation. This addition substantially altered the house's original Queen Anne style, which was one of the styles favored by the vernacular Victorian houses constructed throughout the Ocean City Residential Historic District between the 1880s and the 1900s.

Although 603 Wesley Avenue was built during the 1890s during the Ocean City Residential Historic District's period of significance and is representative of one of the late Victorian styles that characterized the first three decades of the district's architectural development, it lacks the integrity of design, materials and workmanship necessary to convey its historic character. The 2-story addition to the east elevation has completely obscured the original form of the house, which currently reads as a 2-story, 2-bay, flat-roof dwelling with a gambrel-front dormer. The fenestration pattern has been altered at the second story, and all original decorative details have been lost or covered with modern materials. It retains integrity of setting, location, feeling and association, but it lacks sufficient integrity of design, materials and workmanship to contribute to the district.

#### 604 Sixth Street

This petite, 1-story, 2-bay, gable-front, wood-frame, vernacular Queen Anne-style cottage has an asphalt shingle roof and is clad with board-and-batten siding. A full-width porch spans the front elevation and is located beneath the main roof. It is supported by square wood posts featuring a spindlework frieze and decorative pierced wood brackets. The wood picket railings are likely replacements. The elaborate pierced gable ornament and vergeboard dominate the front elevation. A finial framed by additional pierced wood ornamentation is centered above the porch. Windows contain double-hung 1/1 replacement vinyl sash and have wood sills, casings and lintels and molded crowns. Fixed louvered shutters frame the windows. The side-hall front entry contains a glazed and paneled wood door behind a wood storm door. Access to the front door and porch is via a wood staircase. A 1-story, gable-front wing extends from the rear elevation. The foundation is not easily visible due to the presence of latticework beneath the porch and modern wood paneling on the side elevations, but it appears that the house rests on piers. The building is located at the rear of the property and is oriented to Sixth Street. A narrow strip of grass separates the house from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

604 Sixth Street is estimated to have been constructed during the 1890s based on its Victorian-era style and form. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 1-story, wood-frame rectangular dwelling with a 1-story porch. It appears that it occupied the same lot as 603 Wesley Avenue. Local history states that the house was constructed from a kit. According to the 1922 Ocean City Directory, the house was occupied by John T. and Clara Johnson and Bornt Johnson. John Johnson listed his occupation as bricklayer and Bornt Johnson listed his profession as plasterer. A review of historic maps and aerials indicates that the house has not been enlarged or altered with additions. The dwelling is an example of a vernacular interpretation of the popular Queen Anne style. This vernacular building style relied heavily on asymmetrical building forms and plans, such as L-shaped or gable-front plans, with elaborate ornamentation provided by machine-produced trim, often in the Italianate or Gothic Revival tastes. Vernacular interpretations of Victorian styles are dominant throughout the Ocean City Historic District, with most examples dating from the 1880s to the 1900s.

604 Sixth Street was built in the 1890s during the Ocean City Historic District's period of significance and is representative of one of the late Victorian styles that characterized the first three decades of the district's architectural development. It is located on a rectangular lot immediately adjacent to and is oriented to the camp meeting. The building possesses high integrity of design, materials and workmanship. It retains its original form, massing, fenestration pattern, board-and-batten siding and elaborate wood ornamentation, which represents its primary character-defining feature. The attached garage that extends from the building's side elevation and connects it to the dwelling at 603 Wesley Avenue has minimally impacted integrity of design, but form, massing and exterior materials clearly differentiate the garage from the dwelling at 604 Sixth Street. The building retains integrity of setting, location, feeling, and association and is rated a key contributing resource. Small cottages such as this were once more numerous in Ocean City and this example is key contributing as a rare intact example.

#### 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. It sits at the corner of Wesley Avenue and Sixth Street immediately adjacent to the War Memorial Park, which formerly served as the Ocean City campground. Wesley 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 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 buildings are

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1739015117**

**Organization:** Hunter Research, Inc.

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 5th and 6th Streets.

Sixth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Like Wesley Avenue, Sixth Street is a two-lane asphalt road featuring concrete curbs and sidewalks. Houses line the south side of the street, while the north side of the street is characterized by municipal parks and large, institutional buildings, including the Ocean City Tabernacle. The buildings are primarily 1.5 to 3 stories and are set short distances from the street with small front yards and featuring lawns or hardscaping.

**Registration and Status** **National Historic Landmark?:** ☐

**Dates:** **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:**

**Site Map:**

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1739015117**

**Organization:** Hunter Research, Inc.

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	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
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 v12: Non-contributing to H.D. (1/1/1990)

Notes:

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

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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:** 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: 375

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:**

**-1739015117**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

603 Wesley Avenue



Photograph 2: Oblique view of the dwelling located at 604 Sixth Street. View looking south.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 602, Lot 14  
603 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 562351261

**Property Name:** 605 Wesley Ave.

**Ownership:** Private

**Address:** 605 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	13

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property contains two structures, both of which were constructed between 1890 and 1909. The dwelling is located at the front of the property on Wesley Avenue, and the cottage is located at the rear of the property adjacent to the alley that abuts the rear. Both buildings are contributing resources.

#### Dwelling

The 3.5-story, 3-bay, wood-frame, vernacular 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 dwelling has an asphalt-shingle mansard roof with slightly overhanging eaves and gabled dormers and is clad with vinyl siding. The front elevation is dominated by a 2-story, 5-sided octagonal tower, which infills the corner formed by the recessed northern bay and bespeaks Queen Anne-style influences. It has a pyramidal roof and appears to be clad with vinyl fish-scale shingles. The windows contain replacement double-hung 1/1 sash with plain wood sills, lintels and casings. The wraparound porch is Colonial Revival in style and appears to have replaced the original full-width porch.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

562351261

**Organization:** Hunter Research, Inc.

after 1937. It has a hipped roof supported by grouped Doric columns set on brick piers and a wood picket railing. Access is via a brick staircase featuring an inset stucco sign, which is shield from view by a shrub. The original recessed side-hall entry has been enclosed and contains a replacement glazed door with faux muntins flanked by sidelights. The dwelling rests on a full-height basement clad with brick. The house has a small yard in the front featuring a lawn, shrubs and a metal fence.

The dwelling at 605 Wesley Avenue was constructed between 1890 and 1909. It first appears on the 1909 Sanborn map. According to the 1922 Ocean City Directory, H. F. Ellis and Blanche P. Missimer occupied 605 Wesley Avenue. Neither resident listed an occupation. The dwelling is an example of the eclecticism of late Victorian architecture, which frequently involved combining elements from different styles.

The dwelling at 605 Wesley 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 one block south of the camp meeting. The building largely retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1909, though a Colonial Revival-style wraparound porch replaced the original full-width porch after 1937 (Sanborn Map Company 1937). 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 Second Empire ornamental detail has been lost or covered over. 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.

#### Cottage

A 2-story, 3-bay, wood-frame, vernacular cottage is located behind the dwelling. It was constructed between 1890 and 1909 consists of a 2-bay, side-gable core with a 1-bay, flat-roof wing. It has an asphalt-shingle roof and is clad with vinyl siding. Windows contain double-hung 1/1 replacement sash with vinyl surrounds. A 2-bay, shed-roof porch is located on the front elevation. It is supported by vinyl posts resembling turned wood posts and has vinyl turned post railings. The centered front entry contains a replacement glazed and paneled wood door flanked by sidelights. A rusticated concrete-block foundation supports the cottage. The building has not been elevated or otherwise altered for flood protection.

The cottage at 605 Wesley Avenue was constructed between 1890 and 1909. It first appears on the 1909 Sanborn map, which identified it as 605 ½ Wesley Avenue. It is unclear who inhabited the cottage during this period, though it may have functioned as a rental or tenant house.

The cottage at 605 Wesley Avenue was built between 1890 and 1909 during the Ocean City Residential Historic District's period of significance. It is located at the rear of the property and is not visible from the street. It retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1909, though the fenestration pattern appears to have been altered and the original full-width porch replaced. Although the visible exterior fabric is almost entirely modern replacement material, the building retains its original rusticated concrete-block foundation. The cottage 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 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. Wesley 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 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 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 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:

Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

562351261

Page 2

☐ (Primary Contact)

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
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 American: Ocean City, New Jersey	1996	
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	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
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	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	1923	
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, Cape May County, New Jersey	1909	
Taylor, Frank H	Ocean City, NJ	1903	

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Evaluated contributing in 2018 due to diminishment of materials and workmanship.

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

**INTENSIVE-LEVEL USE ONLY:**

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

562351261

Page 3

☐ (Primary Contact)



**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: 116

*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.☐ (Primary Contact)**Property ID:****562351261**

Page 4

## CONTINUATION SHEET

605 Wesley Avenue

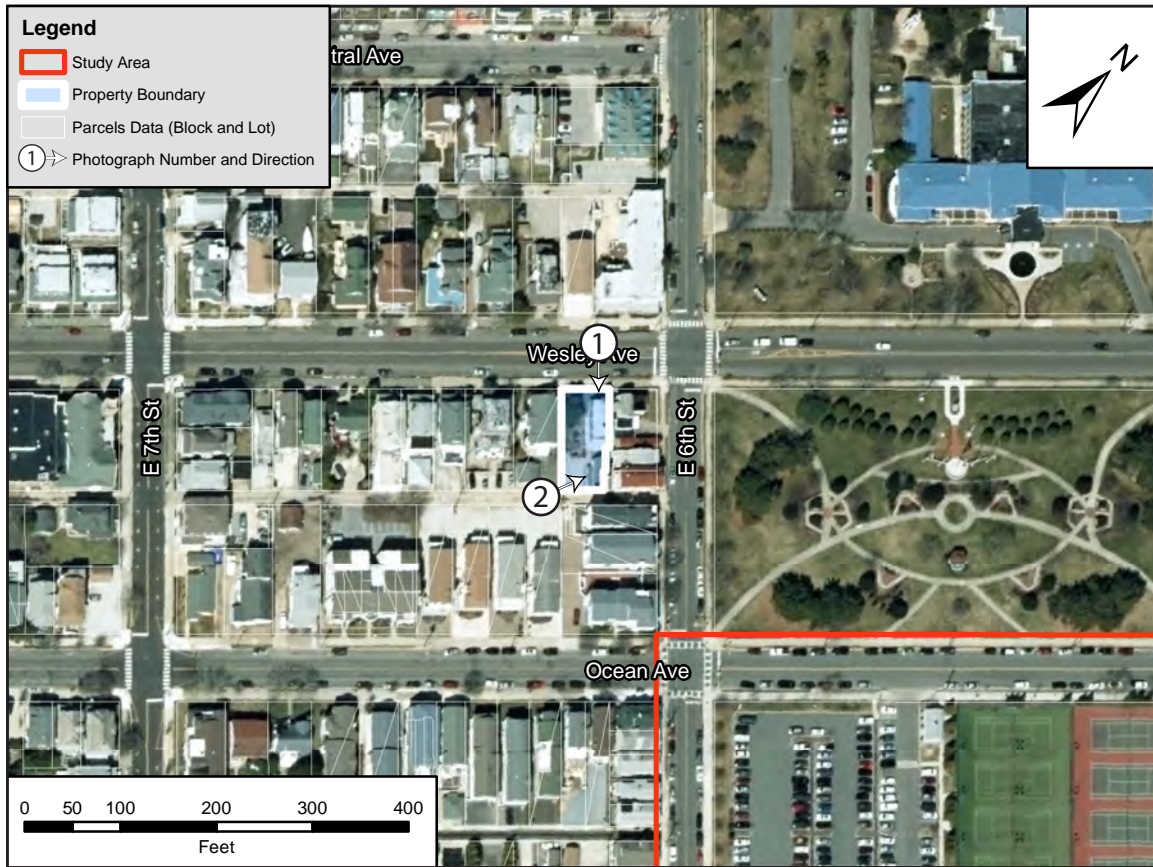


Photograph 2: Oblique view of the cottage located at the rear of 605 Wesley Avenue. View looking north.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 602, Lot 13  
605 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1182100926

**Property Name:** 606 Wesley Ave.  
**Address:** 606 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	16

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 2-bay, gable-front, wood-frame contemporary dwelling was constructed in 1986. It has an asphalt-shingle roof and is clad with chamfered vertical board siding. The northern bay is comprised of a 2-story, 3-sided hexagonal bay containing double-hung 1/1 vinyl windows. The remaining windows consist of double-hung 1/1 vinyl sash and sliding vinyl sash. The main entry is recessed within the side (south) elevation and is not visible from the street. A 2-story, full-width porch spans the front elevation. It is supported by square posts and features vinyl picket railings. Access from the interior is via sliding glass doors. The house sits on a concrete foundation. The house has a small yard in the front that is covered with gravel and is set a short distance from the sidewalk. A concrete walkway leads from the sidewalk to the main entry.

According to tax records, 606 Wesley Avenue was constructed in 1986. A review of historic aerials confirms this date, with the dwelling first appearing on a historic aerial dating to 1987 (NETR 1987). It replaced an early-20th-century wood-frame dwelling (Sanborn Map Company 1890, 1909, 1923, 1927; NETR 1987).

606 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its 1986 date of construction post-dates the period of significance. The house is in a modern contemporary style and is not compatible with the late 19th-century and early 20th-century styles that are characteristic 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:**

1182100926

Page 1

☐ (Primary Contact)



**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. Wesley 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 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 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 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:**
**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None 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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1182100926**
**Organization:** Hunter Research, Inc.

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	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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, Cape May County, New Jersey	1909
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v12: Non-contributing to H.D. (1/1/1990)

Notes: The picture in the survey shows a different building. It appears that the building in this picture was incorrectly identified as 606 Wesley Avenue. A building different from the current duplex did occupy the property, but historic aerals confirm that it was demolished prior to 1987 before the fieldwork for the 1990 survey was undertaken.

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

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 13

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.

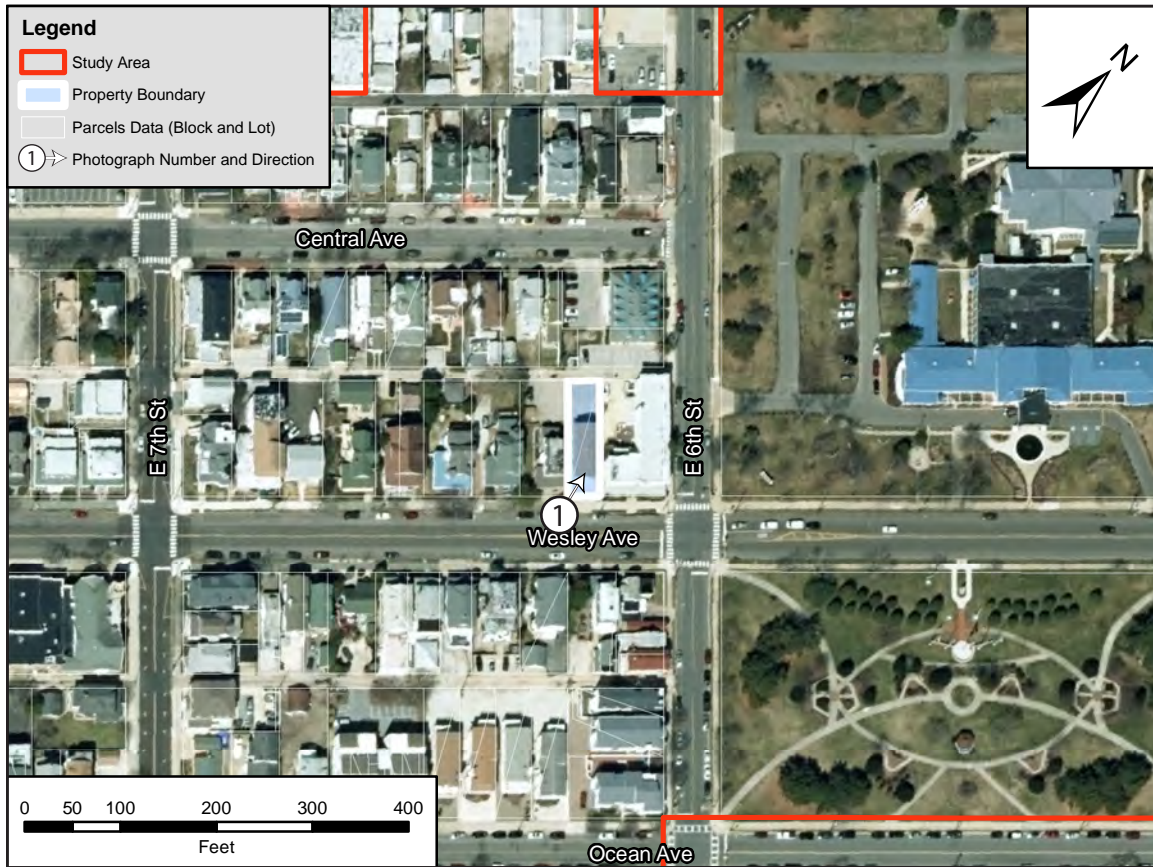
**Property ID:**

**1182100926**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 603, Lot 16  
606 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-856060134**

**Property Name:** 608 Wesley Ave.  
**Address:** 608 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	17

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story, 2-bay, wood-frame dwelling was constructed between 1890 and 1909 in the Second Empire style. The building is rectangular in plan, though a 3-sided hexagonal bay extends from the south elevation. It has an asphalt-shingle mansard roof with bracketed eaves and is clad with replacement asbestos shingles. The gabled dormers feature pierced wood vergeboards. The windows contain replacement double-hung 1/1 vinyl sash with plain wood sills, casings and lintels and molded wood crowns. Fixed paneled wood shutters frame the second-story windows on the front elevation. A wraparound porch dominates the front elevation. It has a hip roof supported by square wood columns set on brick piers that extend to the ground and wood picket railings. Access is via a wood staircase. The side-hall front entry contains a glazed and paneled wood door. The house sits on a full-height brick basement that has been covered with concrete. A wood staircase located on the north elevation gives access to an additional entry located in a gabled dormer and indicates that the third story has been converted into a separate unit. A shed is located immediately northwest of the house. The house has a small front yard with a lawn and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

608 Wesley Avenue was constructed between 1890 and 1909. It first appears on the 1909 Sanborn map as a 3-story, wood-frame rectangular dwelling with a 1-story wraparound porch. According to the 1922 Ocean City Directory, John Reilly occupied the house. Reilly did not list an occupation. The dwelling is an 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

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-856060134**

**Organization:** Hunter Research, Inc.



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.

608 Wesley 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 one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the 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 modern replacement material, but original Second Empire detailing survives in the form of wood brackets and pierced wood vergeboards. 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 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. Wesley 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 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 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 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:**

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**-856060134**

Page 2

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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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
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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	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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Non-contributing to H.D. (1/1/1990)

Notes: Picture in the survey shows different building, which was incorrectly identified as 608 Wesley Avenue. 608 Wesley Avenue appears in the 1990 survey as 628 Wesley Avenue.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 268

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.

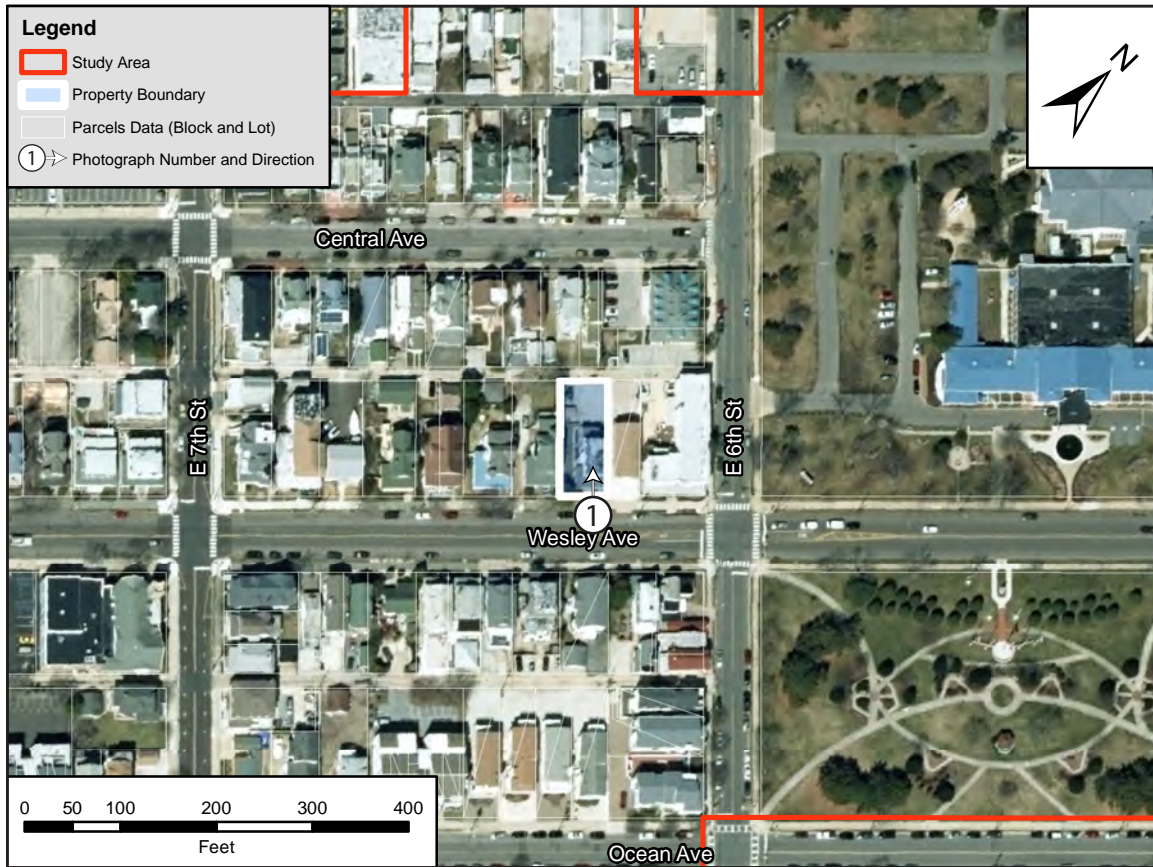
**Property ID:**

☐ (Primary Contact)

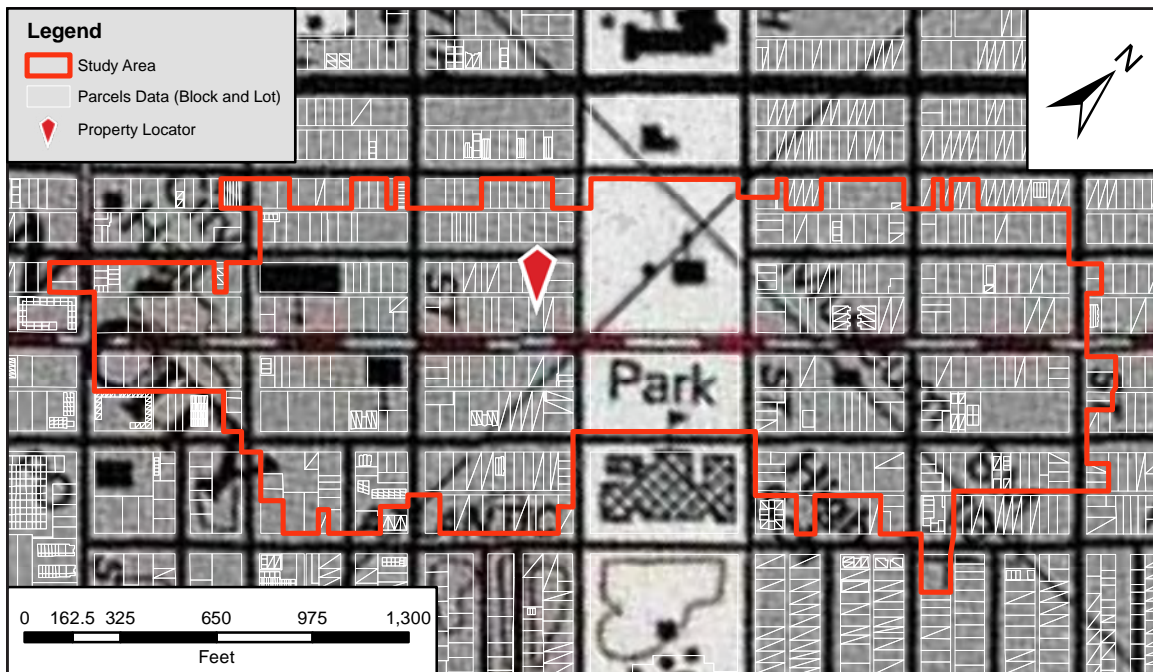
**-856060134**

Page 3

Ocean City Architectural Survey  
Block 603, Lot 17  
608 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: -1982232999

**Property Name:** 609-611 Wesley Ave.

**Ownership:** Private

**Address:** 609-611 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 602/Lot 12) contains two structures, both of which were constructed circa 1954. The dwelling is located at the front of the property on Wesley Avenue, and the detached garage is located at the rear of the property adjacent to the alley that abuts the rear. Both buildings are contributing resources.

#### Dwelling

This 2.5-story, 2-bay, vernacular, wood-frame, gable-front duplex was constructed in 1954. A second-story cross gable supported by Doric columns set on concrete piers projects from the south (side) elevation, and a 2-story, 3-sided, hexagonal bay is located at the front of the north (side) elevation. A 2-story, 3-sided, hexagonal bay also appears at the rear of the south (side) elevation. It has an asphalt-shingle roof with moderately overhanging eaves and is clad with replacement vinyl siding. A pent roof spans the front elevation above the second story and encloses the gable. Windows contain replacement double-hung 1/1 vinyl sash featuring faux 6/6 muntins and are set in vinyl surrounds. The southern bay of the front elevation contains a 2-story porch. The porch is recessed beneath the main roof block, which is supported by Doric columns and has replacement vinyl picket railings. The porch shields the front entry to 609 Wesley Avenue, which is oriented to the south and contains a modern glazed door. An additional entry is located at the first story on the south (side) elevation beneath the projecting cross gable and provides access to 611 Wesley Avenue. The duplex rests on a concrete foundation. The building

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

-1982232999

**Organization:** Hunter Research, Inc.



has a small front yard landscaped with a lawn and raised beds with concrete-block retaining walls and bushes and trees 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, 609-611 Wesley Avenue was constructed in 1954. Historic aerials confirm this date of construction, with the dwelling and first appearing on an aerial dating to 1956 (NETR 1956). It was constructed on a lot that originally contained an early-20th-century garage, which was likely associated with the Genevieve Guest House at 615 Wesley Avenue. It is unclear if the building was originally constructed as a duplex or a single-family home. It represents the ways in which vacant lots in Ocean City disappeared during the 20th century as property values continued to rise.

609-611 Wesley Avenue was built in 1954 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 less than one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the historic aerial dating to 1956 (NETR 1956). It also retains a historically appropriate fenestration pattern, though all the sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, and any original ornamental details has been lost or covered over. The duplex 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.

#### Garage

A circa 1954 detached, 1-story, 2-bay, gable-front garage is located at the rear of the property. It has an asphalt-shingle roof with moderately overhanging eaves and is clad with vinyl siding. The windows contain replacement double-hung 1/1 vinyl sash. Access to the interior is via replacement paneled vinyl garage doors.

It is estimated that the garage at 609-611 Wesley Avenue was constructed circa 1954. Historic aerials confirm this date of construction, with the garage first appearing on an aerial dating to 1956 (NETR 1956).

The garage was built circa 1954 during the Ocean City Residential Historic District's recommended updated period of significance of 1879 to 1956. It retains its historic orientation, form and massing as documented by the historic aerial dating to 1956 (NETR 1956). It also retains a historically appropriate fenestration pattern, though the window sashes have been replacement. Visible exterior fabric is almost entirely modern replacement material. The garage has diminishment of integrity of materials and workmanship, but it possesses 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 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. It sits at the corner of Wesley Avenue and Fourth Street and is oriented to Wesley Avenue. Wesley 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 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 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 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Polk's Ocean City Directory	1924		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1982232999**

**Organization:** Hunter Research, Inc.

(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
(None Listed)	Boyd's Ocean City Directory	1922
(None Listed)	Polk's Ocean City Directory	1928
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	West Jersey History Project	2013
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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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
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 v12: Contributing to H.D. (1/1/1990)

Notes: wrong photographs on the survey's form

**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

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1982232999**

Page 3

☐ (Primary Contact)

Historic District ? ☒ 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)

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Conversion Problem? ☐ ConversionNote: 163

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.

☐ (Primary Contact)

Property ID:

-1982232999

Page 4

## CONTINUATION SHEET

609-611 Wesley Avenue

---



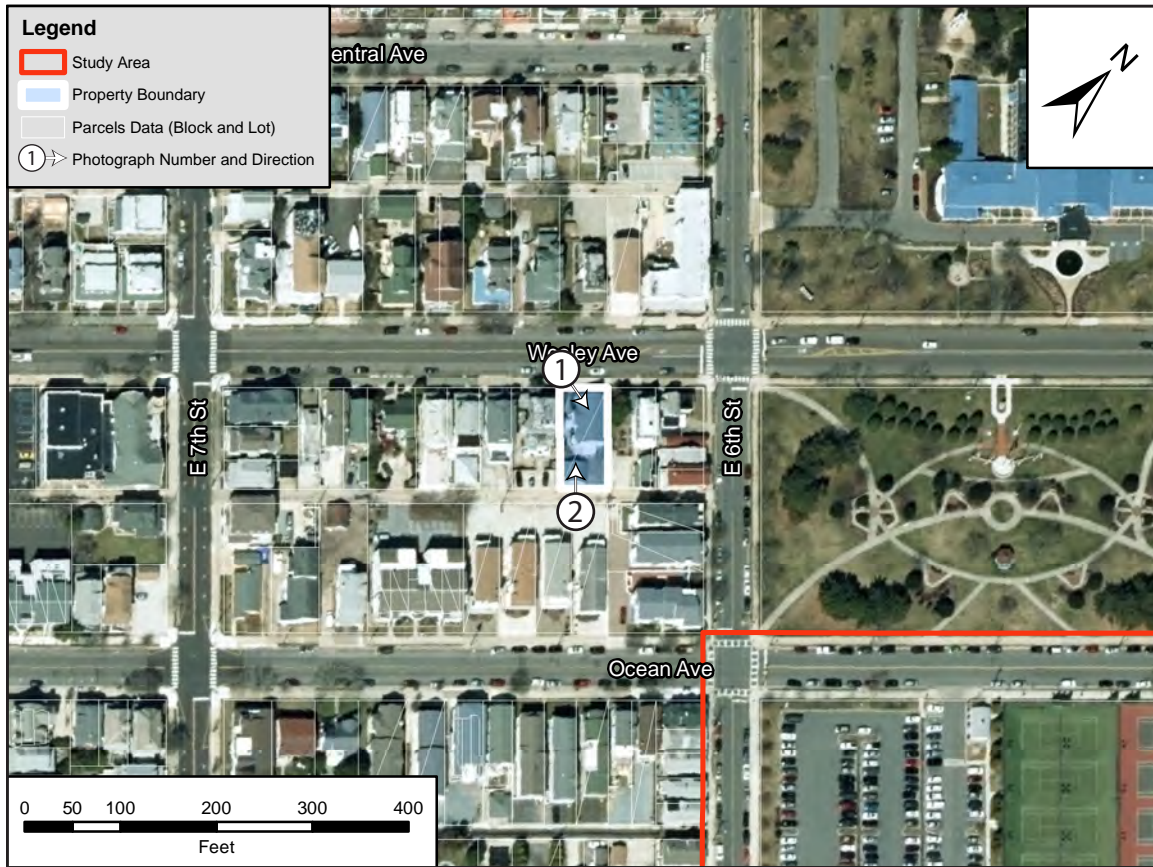
Photograph 2: View of the garage at the rear of 609-611 Wesley Avenue. View facing northwest.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
 Block 602, Lot 12  
 609-611 Wesley Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 799529672

**Property Name:** 612 Wesley Ave.

**Ownership:** Private

**Address:** 612 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	18

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, vernacular, wood-frame, American Foursquare dwelling at 612 Wesley Avenue was constructed between 1890 and 1909 with Colonial Revival influences. It has a replacement asphalt-shingle pyramidal hipped roof with moderately overhanging eaves and is clad with replacement asbestos shingles. The hipped dormers on the front and side elevations feature Colonial Revival-style dentiled molding and appear to be finished with replacement vinyl fish-scale shingles. The single and paired windows contain replacement double-hung 1/1 vinyl sash and have plain wood sills, lintels and casings. Fixed shutters frame two of the first-story windows. Paired wood casement windows, which may be original, surmounted by decorative arched wood moldings are located at the basement level. A Colonial Revival-style wraparound porch dominates the front elevation. It has a hip roof supported by round wood Doric columns set on square wood piers and turned wood post railings. Access is via a wood staircase that appears to be original. The porch shields the side-hall front entry, which contains the original glazed and paneled wood door flanked by sidelights and surmounted by a transom. An additional off-center entry is located at the basement level beneath the overhang formed by the porch and likely provides access to a basement apartment. The full-height brick basement, portions of which have been finished or enclosed with clapboards, likely vinyl, supports the building. The house has a small yard in the front that has been landscaped with flowers and shrubs and is set a short distance from the sidewalk, which is comprised of bluestone pavers. A concrete and brick driveway leads to a gravel parking area at the rear of the house. The building has not been elevated or otherwise altered for flood protection.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

799529672

**Organization:** Hunter Research, Inc.

A review of historic maps indicates that 612 Wesley Avenue was constructed between 1890 and 1909 (Sanborn Map Company 1890, 1909). According to the 1922 Ocean City Directory, J.M. and Alice P. Chester occupied the house. Chester owned J.M. Chester & Co., a real estate and insurance company located at 418 Eighth Street. 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 Residential Historic District, with most examples dating from the 1900s to the 1920s.

612 Wesley 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 one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by 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 modern replacement material, but some original Colonial Revival decorative details survive in the form of the dentiled molding in the dormers, the round Doric columns supporting the porch and the molded wood ornamentation above the basement-level windows. 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 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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	West Jersey History Project	2013		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1937		
(None 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		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**799529672**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
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 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
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: 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: 218

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:**

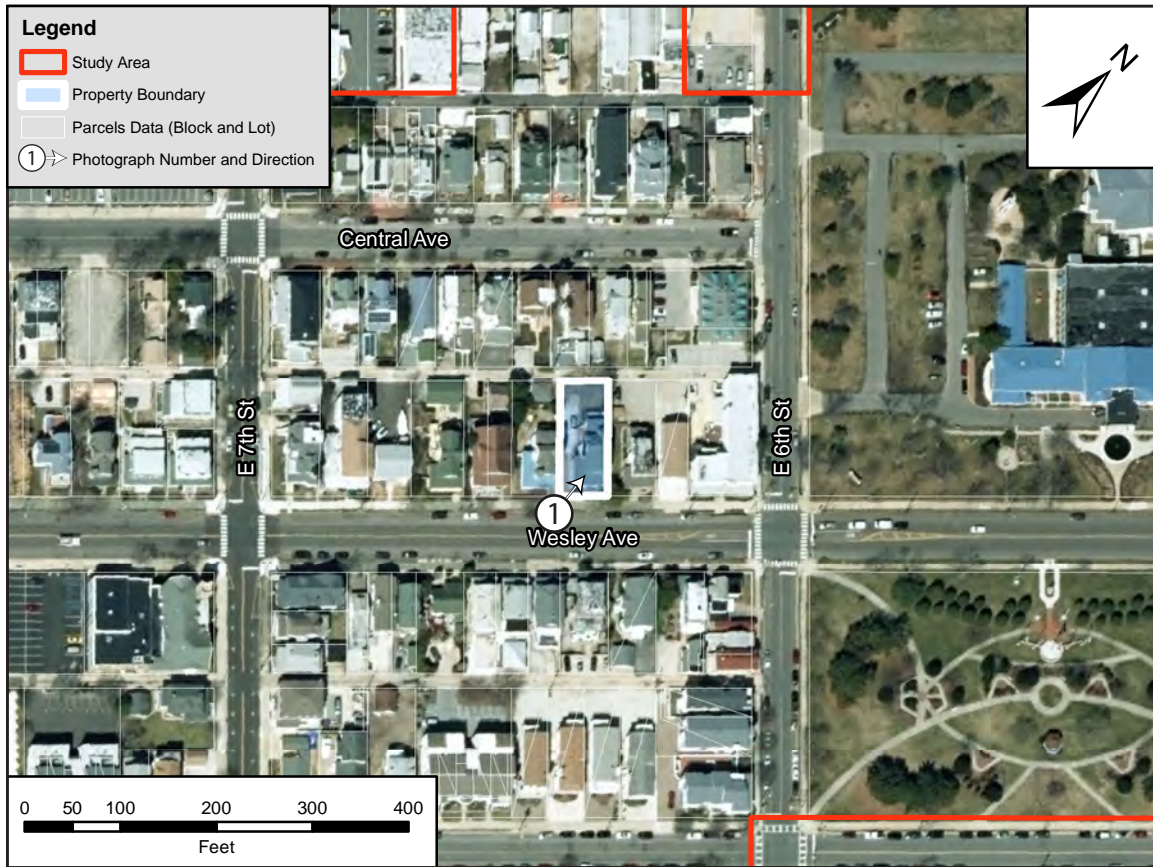
799529672

Page 3

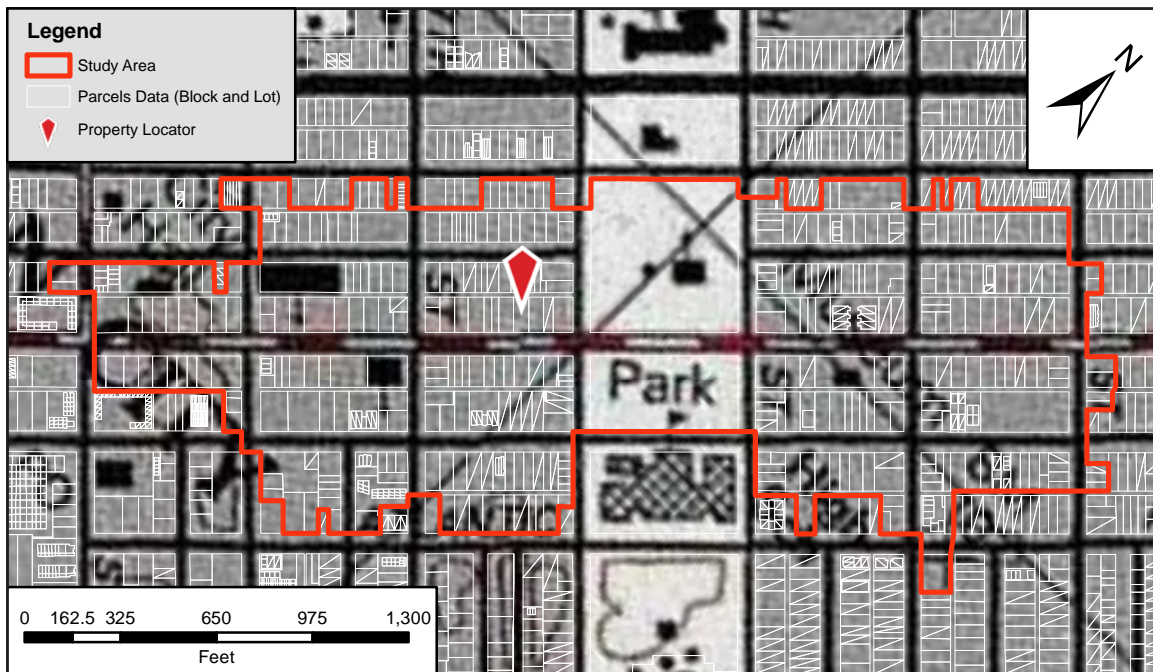
☐ (Primary Contact)



Ocean City Architectural Survey  
Block 603, Lot 18  
612 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-560638648**

**Property Name:** 615 Wesley Ave. (Genevieve Guest House)  
**Address:** 615 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	11

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story, 3-bay, rectangular, wood-frame building was constructed in 1893 in the Second Empire style. It has a mansard roof covered with replacement fish-scale asphalt shingles. The roof has moderately overhanging eaves and classicized wood trim. The first and second stories are clad with replacement vinyl siding. Each elevation features three gabled dormers capped by classicized wood trim. The windows contain double-hung 1/1 replacement vinyl sash, and the third-story windows have faux 4/4 muntins. Fixed paneled shutters frame the first- and second-story windows. All windows have vinyl surrounds. The first-story wraparound porch dominates the front elevation. It has a hip roof, which is supported by turned wood posts, above a modern metal awning and wood picket railings and rests on concrete-block piers. The posts and railings appear to be original or to have been replaced in kind. Access is via a wood staircase located in the southern bay. The porch grants access to the front entry, which is located on the south elevation and is not visible from the street. The porch overhangs the full-height brick basement, which contains an additional side-hall entry. The building has a small landscaped front yard featuring a lawn and several overgrown bushes and trees and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

The building at 615 Wesley Avenue was constructed in 1893 as the Genevieve Guest House (Miller 2014). It first appears on the 1909 Sanborn map, which identified it as a boarding house, as a 3-story, rectangular building with a 1-story rear wing. According to local historians, the Genevieve Guest House could house up to 35 guests, and, in 1924, people could rent rooms for \$20 per week (Miller 2014).

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-560638648**

**Organization:** Hunter Research, Inc.

The building continued to house visitors to Ocean City through at least 2014, having been renamed the Koo Koo's Nest Bed and Breakfast prior to 2001, but it is currently vacant and has begun to deteriorate (Bzdak 2001; Miller 2014). The Genevieve Guest House was one of numerous hotels and boarding houses constructed in Ocean City during the late-19th and early-20th centuries, the majority of which were located between Fourth Street and Eleventh Street, to house the visitors that flocked to the town during this period (Miller 2014). The building is also 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.

615 Wesley Avenue was built in 1893 during the Ocean City Residential Historic District's period of significance and is representative of the numerous hotels and boarding houses that were constructed within the district during this period. Although several of these hotels and boarding houses, including the Luray Hotel (currently the Ark Hotel) at 632 Wesley Avenue, the Hotel Fleetwood at 600 Wesley Avenue and the Parkside Hotel at 501 Fifth Street, 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). It is located on a rectangular lot within the street grid less than one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1909 and a historic photograph. It also retains a historically appropriate fenestration pattern although the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, and little original Second Empire-style decorative detailing survives, apart from some wood trim at the roof and gabled dormers. 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 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. Wesley 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 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 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 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-560638648**

**Organization:** Hunter Research, Inc.

Cain, Tim	Peck's Beach: A Pictorial History of Ocean City, New Jersey	1988
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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	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
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	1892
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
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

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Evaluated contributing in 2018 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

**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: 58

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**-560638648**

Page 3



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.

☐ (Primary Contact)

**Property ID:**

**-560638648**

## CONTINUATION SHEET

615 Wesley Avenue



Photograph 2: The Genevieve Guest House, no date. Source: Miller 2014.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
 Block 602, Lot 11  
 615 Wesley Ave. (Genevieve Guest House)  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1805785866

**Property Name:** 616 Wesley Ave.

**Ownership:** Private

**Address:** 616 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	19

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property at 616 Wesley Avenue consists of a circa 1895 main dwelling and a circa 1929 garage. Both are evaluated contributing.

#### Main Dwelling

This 2.5-story, 4-bay, wood-frame dwelling was constructed circa 1895 in the Queen Anne style. It has an asphalt-shingle cross-gambrel roof with a 2-story, 5-sided, octagonal tower topped by a pyramidal roof located at the south corner. Gabled dormers featuring molded wood floral ornamentation above the windows and pierced decorative woodwork at the sides are located on the side elevations, and the building is clad with replacement asbestos shingles. All of the windows contain replacement double-hung 1/1 vinyl sash, except for the two fixed wood stained glass windows located at the first story of the north elevation. All windows have wood sills, lintels, casings and molded crowns. The second-story, shed-roof sleeping porch located at the north corner of the building above the front entry has been enclosed. The full-width porch that spans the front elevation was constructed circa 2013 and replaced the original wraparound porch, which had been removed prior to 2013. A portion of the original wraparound porch was enclosed as the 1-story, 1-bay wing that extends from the south elevation and is located beneath the porch roof. The front porch has a standing seam metal shed roof supported by Doric columns and vinyl turned post railings. Access is via a wood staircase. The porch shields the side-hall front entry, which contains a glazed and paneled wood door, possibly original. The narrow fixed rectangular windows framing the door are likely remnants of original sidelights. A brick

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1805785866

**Organization:** Hunter Research, Inc.



foundation supports the house. The house has a small front yard featuring an ivy-covered wall and a lawn 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, 616 Wesley Avenue was constructed in 1895. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 2.5-story, wood-frame dwelling with a corner tower and wraparound porch. According to the 1928 Ocean City Directory, William A. and Mabel Russell and Dorothy Russell occupied the house. Russell listed his occupation as a vice president. 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.

616 Wesley Avenue was built in 1895 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1909, though the original wraparound porch was removed and replaced circa 2013 with a full-width porch. 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 all of the Queen Anne-style ornamentation, apart from molded and pierced decorative woodwork on the gabled dormers, has been removed 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.

#### Garage

A circa 1929 detached 1-story, 1-bay, hip-roof garage is located at the rear of the property adjacent to the alley. It is clad with vinyl siding and has paired 9-light casement windows on the south elevation and a modern paneled vinyl garage door.

The detached garage also contributes to the Ocean City Residential Historic District because it was constructed during the period of significance and possesses its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937.

#### 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. Wesley 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 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 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 between 5th and 6th Streets.

**Registration and Status**      **National Historic Landmark?:** ☐

**Dates:**      **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:**

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1928		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1805785866**

**Organization:** Hunter Research, Inc.

(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Polk's Ocean City Directory	1924
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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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

Survey: CAP GB 70 v12: 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:**

**1805785866**

Page 3

☐ (Primary Contact)

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

---

Conversion Problem? ☐ ConversionNote: 358

*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:**

**1805785866**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

616 Wesley Avenue



Photograph 2: Oblique view of house showing front and side elevations. View looking northwest.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



## CONTINUATION SHEET

616 Wesley Avenue

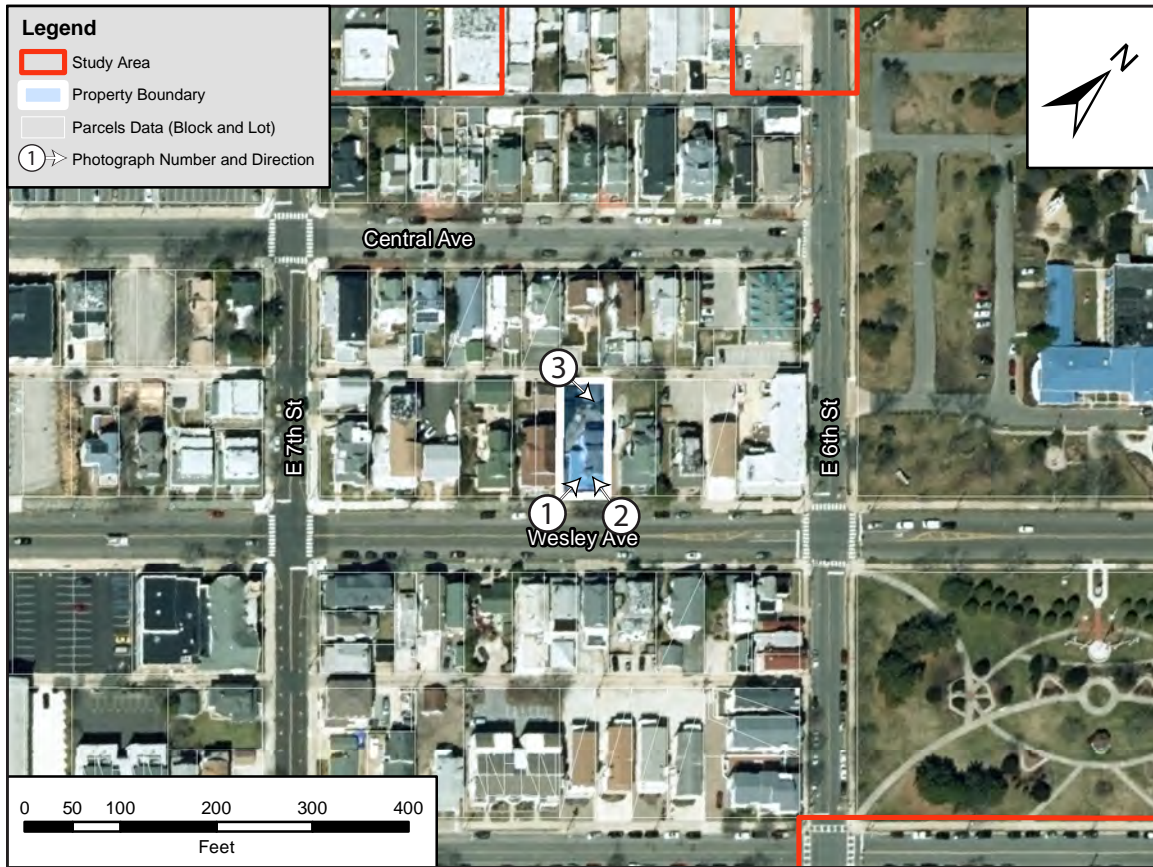


Photograph 3: Oblique view of garage at the rear of 616 Wesley Avenue. View looking east.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 603, Lot 19  
616 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1822842422

**Property Name:** 617 Wesley Ave.  
**Address:** 617 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	10

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, vernacular, wood-frame, American Foursquare building was constructed as a single-family residence in the 1910s. It has been divided into multiple condominium units. It appears that a small addition was constructed at the center of the second story of the front elevation, thereby altering the building's original form. It has an asphalt-shingle pyramidal hip roof with deeply overhanging eaves and a centered cross gable on the front and rear elevations, which function as dormers. It is clad with replacement vinyl siding. An exterior brick chimney is located on the north elevation, and an interior brick chimney projects from the rear roof slope. Windows contain replacement double-hung 1/1 vinyl sash and have vinyl surrounds. The triple windows in the dormer on the front elevation mimic the appearance of a Palladian window and reflect possible Queen Anne or Colonial Revival influences. A full-width porch spans the front elevation. It has been enclosed and has a hip roof supported by square columns that have been covered with vinyl siding. The side-hall front entry, which provides access to unit C, is located in the enclosed front porch and contains a modern glazed and paneled door. Access is via a wood staircase with vinyl railings. An additional entry, which provides access to unit A, is located on the south elevation at the basement level. The building has a full-height basement clad with vinyl siding. The foundation is not visible because it has been covered with faux brick siding. The house has a small front yard featuring bushes set in a mulched bed and a concrete patio and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

617 Wesley Avenue is estimated to have been constructed in the 1910s. It does not appear on the 1909 Sanborn map, while a historic

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1822842422

Page 1

☐ (Primary Contact)

aerial produced in 1920 shows that it had been constructed by that date. According to the 1922 Ocean City Directory, Minot B. and Anna Stannard and F.H. Hodgson occupied the building. Minot B. Stannard worked as a dentist and had an office at 313 Ninth Street. The building 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 Residential Historic District, with most examples dating from the 1900s to the 1920s.

617 Wesley Avenue is judged to be non-contributing to the Ocean City Residential Historic District. Although it was built in the 1910s during the Ocean City Residential Historic District's period of significance, it lacks the integrity of design, materials and workmanship necessary to convey its historic character. The second-story addition to the front elevation has altered the original form of the building, and the fenestration pattern has been changed with the enclosure of the full-width porch. All original decorative details have been lost or covered over with modern materials. It retains integrity of setting, location, feeling and association, but it lacks sufficient integrity of design, materials and workmanship to contribute to the district.

#### 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. Wesley 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 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 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 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
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	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1822842422

Page 2

☐ (Primary Contact)



Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	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	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 v12: Contributing to H.D. (1/1/1990)

Notes: Evaluated non-contributing in 2018 due to diminishment of integrity of design, 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

**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: 220

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:**

1822842422

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 602, Lot 10  
617 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1615783889**

**Property Name:** 619 Wesley Ave.  
**Address:** 619 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	9

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The property at 619 Wesley Avenue consists of a circa 1910 main dwelling and a circa 1925 detached garage. Both are evaluated contributing.

### Main Dwelling

This 2.5-story, 2-bay, vernacular, wood-frame, American Foursquare dwelling was constructed in the 1910s with Colonial Revival influences. It has a moderately-pitched, asphalt-shingle, pyramidal hip roof with deeply overhanging eaves. Hipped dormers with deeply overhanging eaves are located on the front and rear elevations. The first story is finished with replacement vinyl siding and the second story is and gabled dormers are finished with either replacement vinyl or fiber cement shingles. A wide band of plain trim separates the first and second stories on the side elevations. An exterior brick chimney is located on the south elevation and an interior brick chimney projects from the roof slope behind the rear dormer. Windows contain double-hung replacement 1/1 vinyl sash and have what appear to be vinyl surrounds and molded vinyl crowns. The windows in the dormer on the front elevation feature faux diamond-pattern muntins. A 2-bay, 3-sided, hexagonal bay dominates the second story of the front elevation and sits directly above the first-story full-width porch. The porch has a hip roof supported by square wood Doric columns set on rusticated concrete-block piers and wood picket railings. Access is via a wood staircase. The porch shields the off-center front entry, which contains a possibly original glazed and paneled wood door, and a 1-bay, 3-

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1615783889**

Page 1

☐ (Primary Contact)

sided, hexagonal window bay. The house sits on an original rusticated concrete-block foundation. The building has not been elevated or otherwise altered for flood protection.

619 Wesley Avenue is estimated to have been constructed in the 1910s. It does not appear on the 1909 Sanborn map, while a historic aerial produced in 1920 shows that it had been constructed by that date. According to the 1922 Ocean City Directory, James M. Stevens, James M. Stevens, Jr. and Theodore B. Stevens occupied the house. James M. Stevens worked as the superintendent of schools and James M. Stevens, Jr. and Theodore B. Stevens were both students. The building 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 Residential Historic District, with most examples dating from the 1900s to the 1920s.

619 Wesley Avenue was built in the 1910s during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the 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 almost entirely modern replacement material, but the original rusticated concrete-block foundation survives. 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.

#### Garage

A circa 1925 detached 1-story, 2-bay garage is located directly behind the dwelling at the rear of the property. It has an asphalt-shingle hip roof and is clad with wood clapboards. The windows contain double-hung 1/1 wood sash, which may be original, and have wood sills, lintels, casings and molded crowns. Two glazed and paneled modern vinyl garage doors grant access to the interior. The house has a small yard that is landscaped with a lawn and bushes and is located a short distance from the sidewalk.

The detached garage also contributes to the Ocean City Residential Historic District because it was constructed during the period of significance, possesses its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937 and retains wood clapboard cladding and wood windows.

#### 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. Wesley 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 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 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 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Polk's Ocean City Directory	1928		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1615783889**

**Organization:** Hunter Research, Inc.



(None Listed)	Polk's Ocean City Directory	1924
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	West Jersey History Project	2013
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001
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Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998
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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
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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	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 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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:**

**-1615783889**

Page 3

☐ (Primary Contact)

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

---

Conversion Problem? ☐ ConversionNote: 165

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.

☐ (Primary Contact)

**Property ID:**

**-1615783889**

Page 4

## CONTINUATION SHEET

619 Wesley Avenue



Photograph 2: Oblique view of the garage located at the rear of 619 Wesley Avenue. View looking west.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 602, Lot 9  
619 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 49251219

**Property Name:** 620-622 Wesley Ave.

**Ownership:** Private

**Address:** 620-622 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	21
CAPE_MAY	Ocean City		Ocean City	603	20

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The property at 620-622 Wesley Avenue consists of a circa 1915 main dwelling and garage. Both are evaluated contributing.

#### Main Dwelling

This 2.5-story, 4-bay, vernacular, wood-frame, gable-front duplex at 620-622 Wesley Avenue was constructed in 1915 in the Craftsman style. It has an asphalt-shingle jerkinhead roof with deeply overhanging eaves supported by decorative braces and exposed rafters and is clad with diamond-pattern asbestos shingles, which may be original. Decorative wood picket detailing ornaments the gable ends, and jerkinhead dormers are located on the side elevations. Two interior brick chimneys project from roof slopes at the rear elevation. All of the windows contain replacement double-hung 1/1 vinyl sash, except for two replacement vinyl casement windows, which feature faux diamond-pattern muntins, at the center bay of the front elevation. The first-story windows on the front elevation are located in shallow, 3-sided, hexagonal bays and have faux 12/1 muntins. The second-story windows feature faux 9/1 muntins, while the third-story windows feature faux 6/1 and 9/1 muntins. All windows have plain wood sills, lintels and casings and molded wood crowns. A full-width porch spans the front elevation. It has a hip roof supported by square Doric columns with pilaster details and wood picket railings and is supported by rusticated concrete-block piers. Access is via the original split central wood staircase, which has quarter turns. The porch shields the two

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

49251219

**Organization:** Hunter Research, Inc.

primary side-hall front entries, which occupy the center bay and contain modern storm doors. Dentiled molding surmounts these doors. The porch overhangs the full-height basement, which contains additional entries at the north and south corners of the duplex. A rusticated concrete-block foundation supports the duplex. The duplex has a small front yard landscaped with lawns, decorative plants and concrete walkways 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, 620-622 Wesley Avenue was constructed in 1915. Historic aerials confirm this date, with the duplex and garage first appearing on a historic aerial dating to 1920 (NETR 1920). The Ocean City Directory of 1922 listed Patrick F. and Winifred Canning, Mrs. Ella C. Stoy and Mrs. F.M. Turpin as residents of 620 Wesley Avenue. None of these residents listed an occupation. William B. and Elizabeth L. Lynch, William A. Lynch, Emily R. Lynch and Edith M. Benedict inhabited 622 Wesley Avenue. Edith M. Benedict served as the principal of the Wesley Avenue Public School, and William A. Lynch owned the Berkeley Garage at 4800 Asbury Avenue. The duplex is an example of the Craftsman style, which reached peak popularity during the first three decades of the 20th century. The Craftsman style is rare within the Ocean City Residential Historic District, with most examples dating from the 1910s and 1920s.

The duplex 620-622 Wesley Avenue was built in 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 one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Original Craftsman decorative details, including the faux brackets and exposed rafters, and the rusticated concrete-block foundation survive. The asbestos shingles could be original or they may be replacement of the 1920s to the 1950s when asbestos shingles were most popular. The dwelling retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

#### Garage

A circa 1915 detached 1-story, 1-bay, side-gable garage is located at the rear of the property behind 620 Wesley Avenue. It has a diamond-pattern asbestos shingle roof above exposed rafters and is clad with diamond-pattern asbestos shingles, though the south elevation is comprised of concrete blocks. A modern vinyl patterned garage door provides access to the interior.

The detached garage also contributes to the Ocean City Residential Historic District because it was constructed during the period of significance and possesses its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937.

#### 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. Wesley 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 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 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 5th and 6th Streets.

#### Registration and Status

National Historic Landmark?: ☐

#### Dates:

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:

#### 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)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Polk's Ocean City Directory	1937		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**49251219**

**Organization:** Hunter Research, Inc.

(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	West Jersey History Project	2013
(None Listed)	Polk's Ocean City Directory	1924
(None Listed)	Boyd's Ocean City Directory	1922
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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	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

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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:**

**49251219**

Page 3

☐ (Primary Contact)

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

---

Conversion Problem? ☐ ConversionNote: 269

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.

☐ (Primary Contact)

**Property ID:**

**49251219**

Page 4



## CONTINUATION SHEET

620-622 Wesley Avenue

---

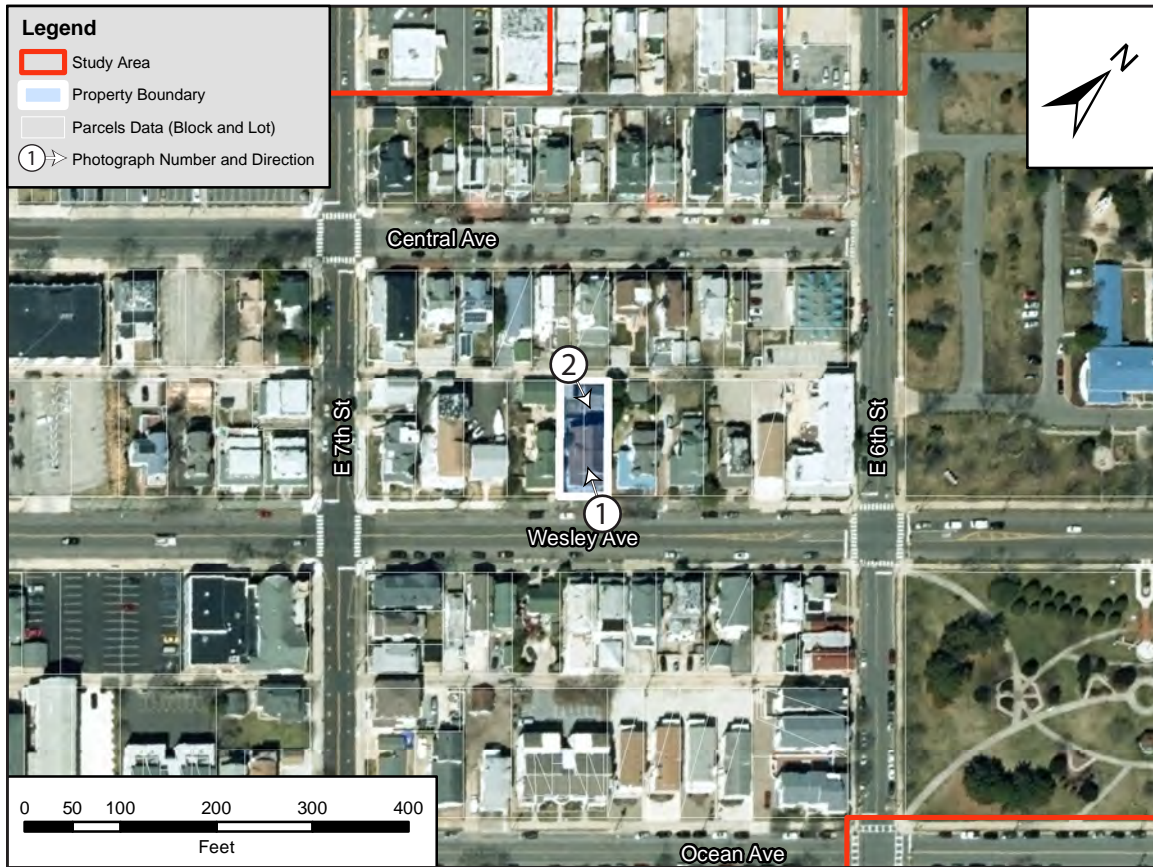


Photograph 2: Oblique view of the garage located at the rear of 620 Wesley Avenue. View looking east.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historian  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 603, Lot 20 and 21  
620-622 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 239951944

**Property Name:** 623 Wesley Ave.

**Ownership:** Private

**Address:** 623 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	8

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, vernacular, wood-frame, American Foursquare dwelling was constructed in the 1910s. It has an asphalt-shingle pyramidal hip roof with deeply overhanging eaves and a centered cross gable on the front and rear elevations, which function as dormers. A wide band of plain wood trim wraps around the house beneath the roof. A shed dormer is located on the south elevation. It is clad with replacement asbestos shingles. A brick chimney projects from the south slope of the roof. The first- and second-story windows contain replacement double-hung 1/1 vinyl sash, while the third-story contains a replacement double-hung 1/1 vinyl window flanked by replacement vinyl casement windows. All windows have plain wood sills, lintels and casings and molded crowns. The triple windows in the dormer on the front elevation mimic the appearance of a Palladian window and reflect possible Queen Anne or Colonial Revival influences. A full-width porch spans the front elevation. It has a hip roof supported by square wood Doric columns and wood picket railings. Access is via a wood staircase with a quarter turn and vinyl picket railings. The porch shields the side-hall front entry, which is flanked by sidelights and features plain wood casings and a molded wood crown. The front door is difficult to see from the street and is located behind a modern storm door. Rusticated concrete-block piers support the porch, which sits above and overhangs the full-height basement. An additional entry containing a glazed and paneled wood door is located at the south side of the basement. The foundation is comprised of rusticated concrete blocks that resemble ashlar stone. The house has a small front yard featuring hardscaping, mulched beds with decorative grasses and a tree and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

239951944

**Organization:** Hunter Research, Inc.

623 Wesley Avenue is estimated to have been constructed in the 1910s. It does not appear on the 1909 Sanborn map, while a historic aerial produced in 1920 shows that it had been constructed by that date. According to the 1922 Ocean City Directory, Mrs. Cecelia Kurz and Edith L. Smith, a widow, occupied the house. The building 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.

623 Wesley Avenue was built in the 1910s during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the 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 almost entirely modern replacement material, but the original rusticated concrete-block foundation survives. 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 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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**239951944**

**Organization:** Hunter Research, Inc.



Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
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
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 360

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:**

239951944

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 602, Lot 8  
623 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 517662069

**Property Name:** 624 Wesley Ave.  
**Address:** 624 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	22

### Property Photo:



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

### Description:

The property at 624 Wesley Avenue contains a circa 1905 main dwelling and a circa 1920-1930 rear garage/dwelling. Both are evaluated contributing.

#### Main Dwelling

This 2.5-story, 3-bay, vernacular, wood-frame dwelling was constructed circa 1905 in the Queen Anne style. It has an asymmetrical form topped by an asphalt-shingle cross-gable roof and the front elevation is dominated by the front-facing gable. It is clad with replacement asbestos shingles. A brick chimney projects from the roof slope on the south elevation. Windows contain replacement double-hung 1/1 sash. Faux fixed paneled vinyl shutters frame the windows, which appear to have vinyl surrounds and are topped by molded wood crowns. The front elevation is dominated by a wraparound porch with Craftsman-style influences. The current porch probably replaced the original porch before 1929, though the original porch may also have been remodeled. It has a hip roof supported by canted wood columns set on brick piers that extend to the ground and wood plank railings. A portion of the porch has been enclosed on the south elevation. Access to the porch is via a wood staircase. The side-hall front entry is located in the north cross gable recessed behind the front-facing gable. It contains a possibly original glazed and paneled wood door with a sidelight and surmounted by a transom. The dwelling sits on a raised brick foundation. The house has a front yard featuring a lawn and is set a short distance from the sidewalk. The building has not been

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

517662069

Page 1

☐ (Primary Contact)

elevated or otherwise altered for flood protection.

According to tax records, the main dwelling at 624 Wesley Avenue was constructed as a single-family residence in 1905. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 2.5-story, wood-frame dwelling with a wraparound porch. By 1924, the building had been converted into a rooming house known as Bracebridge Hall and operated by Anna E. Brace. Brace continued to operate Bracebridge Hall through 1937, when the Sanborn map identified the building as "The Bracebridge" (Sanborn Fire Insurance Company 1937). By 1948, Bracebridge Hall once again functioned as a single-family dwelling and housed Emma W. Kuemmerle, a widow (Polk's Ocean City Directory 1948). The dwelling at 624 Wesley Avenue is an example of the Queen Anne style and the eclecticism of late Victorian architecture, which frequently drew on and combined elements from other architectural styles. The Queen Anne is one of the dominant styles in the Ocean City Residential Historic District, with most examples dating from the 1880s to the 1900s.

624 Wesley Avenue was built in the 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 one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1909. While the original wraparound porch was either replaced or extensively remodeled, thereby changing the original appearance of the dwelling, this occurred during the 1920s. As such, the house assumed its current appearance during the Ocean City Residential Historic District's period of significance. The building retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, and any Queen Anne-style ornamentation or detailing 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.

#### Rear Garage/Dwelling

A 2-story, 3-bay, gable-front garage/dwelling located directly behind the dwelling was constructed in the 1920s as a garage, but it currently contain apartments and functions as a residence. It has an asphalt-shingle roof and is finished with diamond-pattern asbestos shingles on the front and rear elevation and the second story, which is cantilevered above the first story on the west elevation. The first story of the west elevation is finished with stucco. An exterior brick chimney is located on the east elevation. An entry is located at the center of the north elevation. A 1-story, 1-bay, shed-roof addition extends from the east elevation at the northeastern corner of the building.

An analysis of historic aerials indicates that the building was constructed as a garage during the 1920s and replaced a 1-story, L-shaped, wood-frame stable that stood on the spot in the 1909 Sanborn map (NETR 1920, 1930).

The garage/dwelling also contributes to the Ocean City Residential Historic District because it was constructed during the period of significance and possesses its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937.

#### 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. Wesley 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 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 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 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1922		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**517662069**

**Organization:** Hunter Research, Inc.



		1922
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
(None Listed)	Polk's Ocean City Directory	1948
(None Listed)	Polk's Ocean City Directory	1928
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Polk's Ocean City Directory	1924
(None Listed)	West Jersey History Project	2013
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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Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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Ocean City Div. of Planning & Development	Historic District Survey Forms	1991
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Rush, Mary Townsend	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	1895
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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

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:** 0 Building 0 Bridge

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**517662069**

**Organization:** Hunter Research, Inc.

0 Structure  
0 Object

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: 312

*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:**

517662069

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

624 Wesley Avenue



Photograph 2: Oblique view of the outbuilding located at the rear of 624 Wesley Avenue. View looking south.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

---

Ocean City Architectural Survey  
Block 603, Lot 22  
624 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1306878807**

**Property Name:** 625 Wesley Ave.

**Ownership:** Private

**Address:** 625 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	7

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 1-story, 3-bay, vernacular, wood-frame, Cape Cod-style influenced dwelling was constructed in 1968. It has an asphalt-shingle side-gable roof and is clad with asbestos shingles and patterned manufactured stone on the front elevation. The northern bay on the front elevation holds the original wood bow window, which projects slightly beyond the wall surface, while the remaining windows contain replacement double-hung 1/1 sash with faux 6/6 muntins set in vinyl surrounds. Fixed louvered shutters frame the paired double-hung windows on the front elevation. A porch spans the northern two bays of the front elevation. It has a shed roof that extends from the main roof block and is supported by turned wood posts set on a concrete pad. The porch shields the centered front entry, which contains a glazed and paneled wood door behind a modern storm door. The house's foundation was not visible. The house has a small front yard landscaped with bushes set in beds with concrete-block walls and gravel and is set a short distance from the sidewalk, which is comprised of bluestone pavers in front of the property. The building has not been elevated or otherwise altered for flood protection. A non-contributing, modern, side-gable shed is located immediately behind the house.

According to tax records, 625 Wesley Avenue was constructed in 1968. A review of historic aerials confirms this date, with the dwelling first appearing on a historic aerial dating to 1970 (NETR 1970). It replaced an early-20th-century wood-frame dwelling (Sanborn Map Company 1890, 1909; NETR 1970). It is representative of the Cape Cod-style form, which became popular during the post-World War II house boom and is widespread across New Jersey and the United States.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1306878807**

**Organization:** Hunter Research, Inc.

625 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its 1968 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 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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
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 American: Ocean City, New Jersey	1996	
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	Images of America: Ocean City, 1950-1980	2006	
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:**

**-1306878807**

Page 2

☐ (Primary Contact)

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	1892
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	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

Survey: : ()

Notes: Wesley Ave. property name changed to 625 Wesley Ave. based on field verification.

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

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 361

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:**

**-1306878807**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 602, Lot 7  
625 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 887008681

**Property Name:** 628 Wesley Ave.

**Ownership:** Private

**Address:** 628 Wesley AVE

**Apartment #:**

**ZIP:** 08226

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	23

**Property Photo:**



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

This 2-story, 5-bay, vernacular, wood-frame building with some Colonial Revival-style influences was constructed circa 1955. It has an asphalt-shingle side-gable roof with slightly overhanging eaves above a boxed cornice and is clad with vinyl siding. The windows contain replacement double-hung 1/1 vinyl sash and have vinyl surrounds. Fixed paneled wood shutters frame the windows on the front elevation. Two entries containing paneled wood doors are centered at the first story on the front elevation beneath a bracketed open pediment. A porch spans the northern two bays of the front elevation adjacent to the bracketed pediment. It is shielded by a modern awning supported by metal poles set on a concrete pad faced with permastone and has a modern wrought metal railing. The building sits on a concrete-block foundation. It has a small front yard with a lawn 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 628 Wesley Avenue was constructed circa 1955. Historic aerials confirm this date of construction, with the building first appearing on an aerial dating from 1956 (NETR 1956). It was constructed on land that appears to have originally served as a side yard for 624 Wesley Avenue. It is unclear if the building was originally constructed as a duplex or a single-family home, but it appears to currently function as a rooming house. It is a late example of the vernacular Colonial Revival style and represents the ways in which vacant lots in Ocean City disappeared during the 20th century as property values continued to rise.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

887008681

**Organization:** Hunter Research, Inc.

628 Wesley Avenue was built circa 1955 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 less than one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the historic aerial dating to 1956 (NETR 1956). It also retains a historically appropriate fenestration pattern, though all the sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, and any original Colonial Revival-style ornamental details has been lost or covered over. 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 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. Wesley 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 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 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 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:**

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	West Jersey History Project	2013	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

☐ (Primary Contact)

**Property ID:**

887008681

Page 2

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
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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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
Sanborn Map Company	Insurance Maps of the New Jersey Coast	1890
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: : ()

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 59

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.

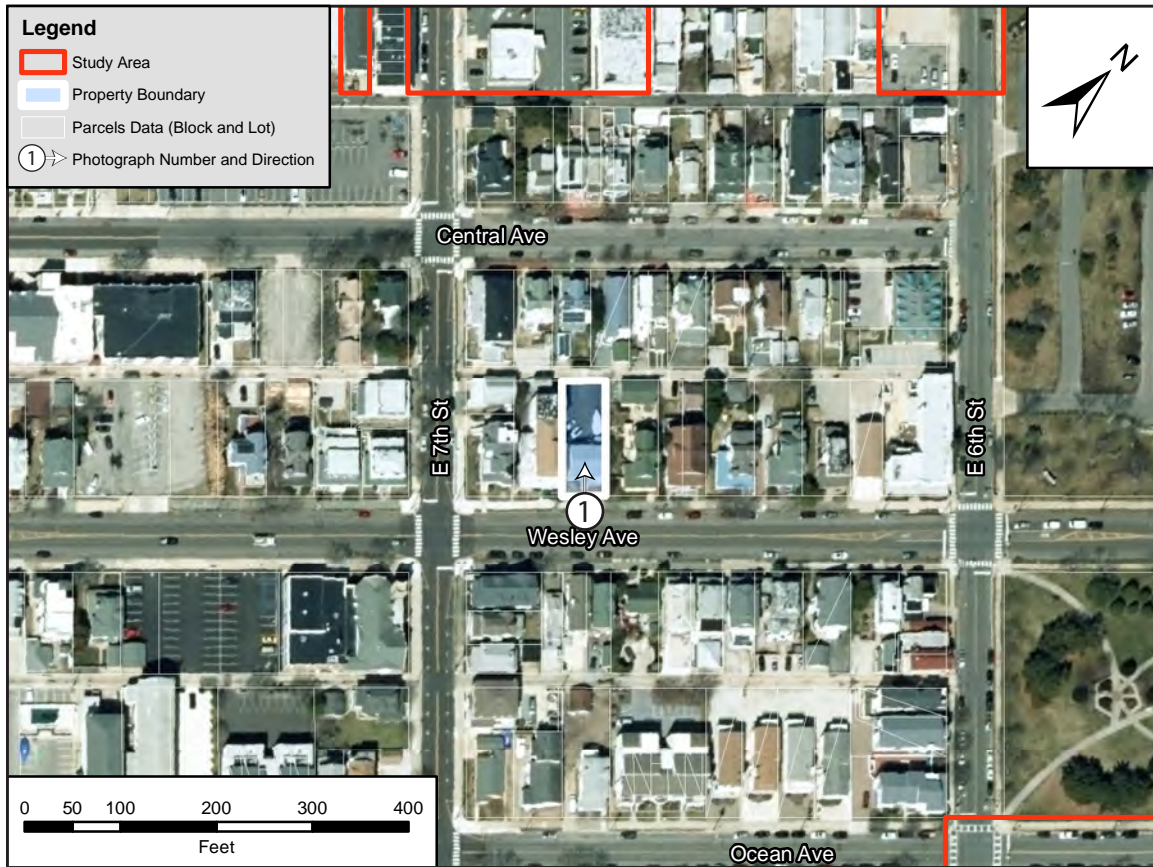
**Property ID:**

887008681

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 603, Lot 23  
628 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **1122612146**

**Property Name:** 629 Wesley Ave.  
**Address:** 629 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	6

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The property at 629 Wesley Avenue contains a circa 1915 main dwelling and a circa 1915 garage. Both are evaluated contributing.

#### Main Dwelling

This 2.5-story, 3-bay, gable-front, vernacular, wood-frame, rectangular dwelling was constructed circa 1915. It has an asphalt-shingle roof with deeply overhanging eaves and is clad with replacement asbestos shingles. A pent-roof spans the front elevation above the second story and encloses the gable, which features decorative wood trim in the shape of a pointed arch. A 3-sided, hip-roof, square window bay extends from the first story of the south elevation. An exterior brick chimney and a gabled dormer are located on the north elevation. All windows contain the original double-hung 9/1 wood sash, except for the paired windows at the attic level, which hold replacement double-hung 1/1 vinyl sash. The windows feature plain wood sills, lintels and casings and molded crowns. A full-width porch dominates the front elevation. It has a hip roof supported by three grouped square Doric columns set on square wood piers with paneled pilasters and wood picket railings. Access is via a centered wood staircase. The porch shields the center-hall front entry, which contains a possibly original glazed and paneled wood door behind a wood storm door surrounded by wood casing and surmounted by a molded wood crown. The front porch overhangs the full-height basement. An additional center-hall front entry is located at the basement level behind the porch staircase. It holds a glazed and paneled wood door. The foundation is not visible. The house has a small front yard that is casually landscaped with a

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1122612146**

Page 1

☐ (Primary Contact)

lawn 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, 629 Wesley Avenue was constructed in 1915. It does not appear on the 1909 Sanborn map, while a historic aerial produced in 1920 shows that it had been constructed by that date. The 1922 Ocean City Directory reports that Hazael M. and Anna E. Newkirk occupied the house. Newkirk worked as a police sergeant. The dwelling is an example of the vernacular gable-front form, which is one of the dominant architectural forms in the Ocean City Residential Historic District with examples dating from the 1880s to the 1920s.

629 Wesley Avenue was built in 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 one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern and the majority of its original wood windows. Visible exterior fabric is almost entirely modern replacement material, but some original decorative details, including the front porch's square Doric columns and the square wood piers, survive. 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.

#### Garage

A circa 1915 detached 1.5-story, 1-bay, gable-front garage is located at the rear of the property. It has an asphalt-shingle roof with exposed rafters and is clad with wood clapboards. A double-hung 9/1 wood window with a wood sill, lintel, casing and molded crown is located on the south elevation, while a window at the attic level on the front elevation has been removed and infilled with plywood. It appears that the entry has been infilled with replacement chamfered vertical board siding.

The detached garage also contributes to the Ocean City Residential Historic District because it was constructed during the period of significance, possesses its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937 and retains its original wood clapboard cladding and wood window.

#### 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. Wesley 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 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 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 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	West Jersey History Project	2013		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1122612146**

**Organization:** Hunter Research, Inc.

(None 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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	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	1923
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
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 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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)

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1122612146**

Page 3

☐ (Primary Contact)

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Conversion Problem? ☐ ConversionNote: 125

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.

☐ (Primary Contact)

**Property ID:**

**1122612146**

Page 4



## CONTINUATION SHEET

629 Wesley Avenue



Photograph 2: Oblique view of the garage located at the rear of 629 Wesley Avenue. View looking north.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 602, Lot 6  
629 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 271210657

**Property Name:** 631 Wesley Ave.

**Ownership:** Private

**Address:** 631 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	5

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, gable-front, vernacular, wood-frame, rectangular dwelling was constructed in 1910. It has an asphalt-shingle roof with deeply overhanging eaves and is clad with replacement asbestos shingles. A pent-roof spans the front elevation above the second story and encloses the gable, which features decorative wood trim in the shape of a pointed arch. A gabled dormer is located on the north and the south elevations. A 3-sided, hip-roof, square window bay extends from the first story of the south elevation. An exterior brick chimney is located at the gabled dormer on the south elevation, and an exterior brick chimney is located at the rear of the north elevation. The windows contain replacement double-hung 1/1 vinyl sash and feature wood sills, casing and lintels and molded wood crowns. The house's most important character-defining feature is the double-decker porch that spans the front elevation. It is recessed beneath the main roof block, which is supported by three grouped Doric columns set on square wood piers with paneled pilasters and wood picket railings. It shields the center-hall front entry, which contains a glazed and paneled wood door framed by a plain wood surround and surmounted by a molded wood crown. Access is via a replacement wood staircase featuring a quarter turn. A centered entry containing what appears to be a glazed and paneled wood door provides access to the second story of the porch from the interior of the house. The two-story porch overhangs the full-height basement and rests on rusticated concrete-block piers. An additional side-hall entry is located at the north corner of the basement. The foundation has been covered with faux stone vinyl siding. A modern non-contributing 1-story, 1-bay, gambrel-front shed is located immediately behind the house. The house has a small front featuring a lawn and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

271210657

**Organization:** Hunter Research, Inc.

According to tax records, 631 Wesley Avenue was constructed in 1910. It does not appear on the 1909 Sanborn map, while a historic aerial produced in 1920 shows that it had been constructed by that date. The 1922 Ocean City Directory reports that Mrs. Mary E. Harris inhabited the house. The dwelling is an example of the vernacular gable-front form, which is one of the dominant architectural forms in the Ocean City Residential Historic District with examples dating from the 1880s to the 1920s.

631 Wesley Avenue was built in 1910 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. 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 some original decorative details, including the front porch's square Doric columns, the square wood piers and rusticated concrete-block piers, survive. 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 modern shed is non-contributing because it does not date to the period of significance of the Ocean City Residential Historic District.

**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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
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 American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**271210657**

**Organization:** Hunter Research, Inc.



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
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 67

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:**

271210657

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 602, Lot 5  
 631 Wesley Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 135778163

**Property Name:** 632 Wesley Ave. (The Luray Hotel)  
**Address:** 632 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	24

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The property at 632 Wesley Avenue consists of a circa 1890-1903 commercial building and a circa 1890-1909 outbuilding. Both are evaluated contributing.

### Commercial Building

This 3.5-story, 4-bay, vernacular, wood-frame, rectangular-plan commercial building at 632 Wesley Avenue was constructed between 1890 and 1903 as the Luray Hotel. It was originally Queen Anne in style and consisted of a 3-story, 3-bay core set on a full-height basement and two 3-story, 3-sided hexagonal bays extending from the south elevation. The building assumed its current Craftsman-style appearance with an extensive renovation in the 1910s or 1920s. This included a 4-story, 1-bay addition to the north elevation, a 2-story, 1-bay addition to the south elevation, the enclosure of the full-height basement at the front elevation, the relocation of the front entry and a large 4-story addition to the rear elevation. The building has an asphalt-shingle roof with slightly flared overhanging eaves with exposed decorative rafters and a hipped dormer finished with diamond-pattern asbestos shingles on the front elevation. The original hexagonal bays on the south elevation are still present, though they have been obscured by the 2-story addition. The building is finished with unoriginal brick at the basement level on the front elevation and stucco, and decorative tile medallions appear between the second and third stories. The rear addition is clad with replacement vinyl siding. The original fenestration pattern was altered when the building was renovated in the 1910s or 1920s. All windows

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

135778163

**Organization:** Hunter Research, Inc.

contain replacement double-hung 1/1 vinyl sash with faux 6/1 muntins, except for the windows in the hipped dormer, which hold double-hung 6/1 wood sash. The windows retain plain wood sills, lintels and casings. A full-width front porch spans the front elevation. It has a hip roof supported by Doric columns and is enclosed by wood picket railings. Three wood French doors grant access to the porch from the interior of the building. The porch overhangs the full-height basement, sits on brackets and is supported at the corner of the south addition by brick piers. The front entry was relocated to the basement level and is centered beneath the main core of the building. It contains replacement paired glazed doors with faux muntins and is flanked by wood bay windows. A bracketed triangular pediment is visible above the entry, but it is hidden from view by the canopy covering the concrete walkway leading to the front door. The basement-level remains open beneath the south addition and appears to function as a porch. The building has a small front yard casually 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.

632 Wesley Avenue was constructed between 1890 and 1903 as the Luray Hotel. It first appears on a bird's-eye view of Ocean City published by Frank H. Taylor in 1903, and the 1909 Sanborn map depicts it as a 4-story, rectangular wood-frame building with a wraparound porch and a 2-story rear ell. A historic photograph reveals that it was Queen Anne in style (see Continuation Sheet). The hotel held 35 rooms and housed a dining room, which was open to the public, on the second floor (Miller 2014). Stylistic and physical evidence indicates that the Luray Hotel was extensively remodeled in the 1910s or 1920s. It had reached its current configuration by 1937, when it appears on the Sanborn map as 4-story, wood-frame building with a 4-story rear wing, a 2-story addition to the south elevation, which was open at the first story, and a full-width front porch. According to a federal population census schedule of 1930 for Ocean City, Minnie G. Van Horn owned and operated the Luray Hotel with her sister Minnie Ziegler (U.S. Federal Census, Population Schedule, Ocean City, Cape May, New Jersey 1930). The Luray Hotel had become known as The Ark Christian Retreat Center by 2001 and is currently known as The Ark Hotel (Bzdak 2001). The Luray Hotel was one of numerous hotels constructed in Ocean City during the late-19th and early-20th centuries, the majority of which were located between Fourth Street and Eleventh Street, to house the seasonal visitors that flocked to the town (Miller 2014).

632 Wesley Avenue was built between 1890 and 1903 during the Ocean City Residential Historic District's period of significance and is representative of the numerous hotels that were constructed within the district during this period. Although several of these hotels, including the Fleetwood Hotel (Club Carousel) at 600 Wesley Avenue and the Parkside Hotel at 501 Fifth Street, 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, 632 Wesley Avenue is a representative example of an increasingly rare property type within the district. Although the building was extensively expanded and remodeled from its original Queen Anne-style form and massing, the renovation occurred during the 1910s or 1920s during the Ocean City Residential Historic District's period of significance. The building retains its historic orientation, form and massing as documented by a Sanborn fire insurance map of 1937 and a historic image. It also retains a historically appropriate fenestration pattern, although the majority of the window sashes have been replaced. It possesses moderate integrity of exterior materials and workmanship, retaining the stucco cladding and exposed rafters added during the renovation, though modern replacement materials are present on the rear addition. The building 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.

#### Outbuilding

A 2-story, side-gable outbuilding constructed between 1890 and 1909 is located directly behind the building. It has an asphalt-shingle roof, is clad with wood clapboards and has a mix of original double-hung 2/2 wood windows and replacement double-hung 1/1 vinyl windows. The windows retain their original wood sills, lintels, casings and molded crowns.

The outbuilding also contributes to the Ocean City Historic District because it was constructed during the period of significance and possesses its historic orientation, form and massing documented by the Sanborn fire insurance maps of 1909 and 1937.

#### 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. Wesley 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 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 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 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?

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**135778163**

**Organization:** Hunter Research, Inc.



**Location Map:****Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(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)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
Boston Public Library	The Tichnor Brothers Collection		
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 American: Ocean City, New Jersey	1996	
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	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	1892	
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	
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	

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

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**135778163****Organization:** Hunter Research, Inc.

U.S. Federal Census,  
Population Schedule

Census Place: Ocean City, Cape May County, New Jersey 1930

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: 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)

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Conversion Problem? ☐

ConversionNote: 2

*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:**

135778163

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

632 Wesley Avenue



Photograph 2: Oblique view of building showing front and side elevations and rear addition. View looking west.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

## CONTINUATION SHEET

632 Wesley Avenue

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Photograph 3: The Luray Hotel prior to being renovated between 1910 and 1930, no date. Source: Miller 2014.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



## CONTINUATION SHEET

632 Wesley Avenue

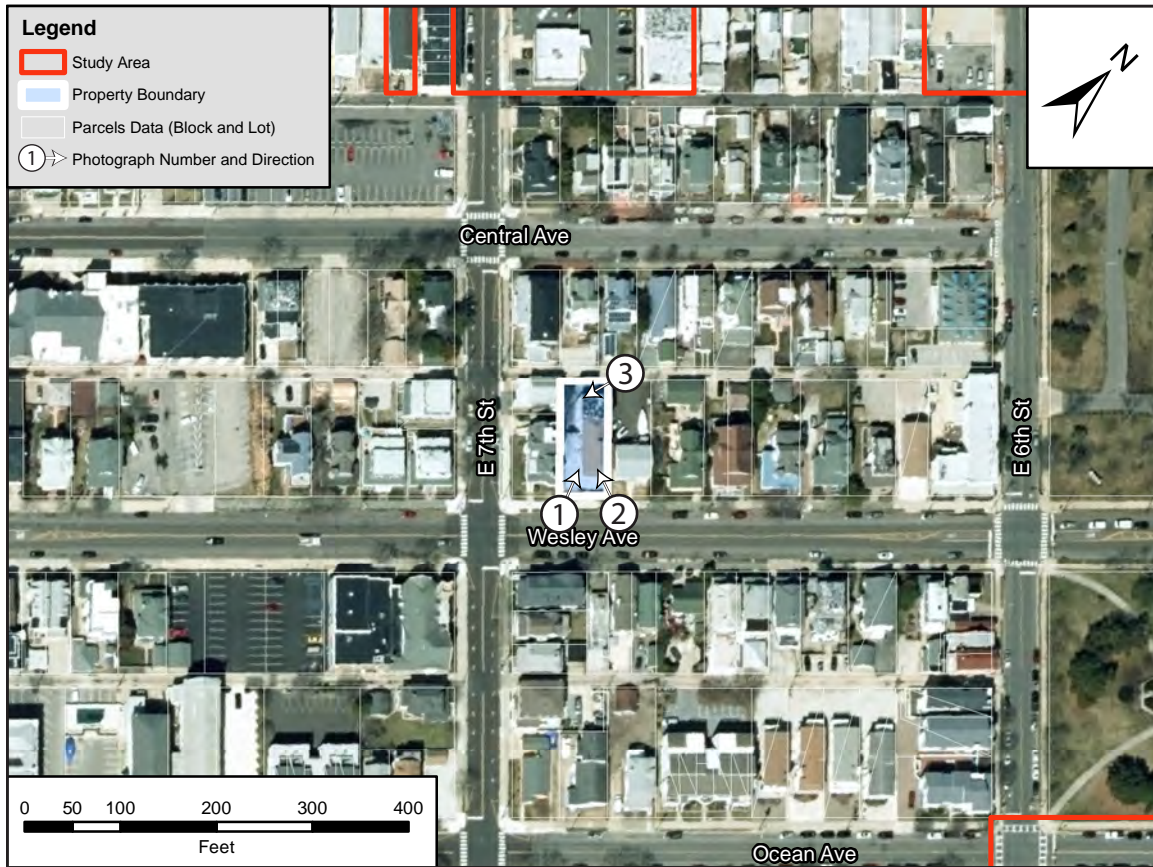


Photograph 4: The Luray Hotel after being renovated between 1910 and 1930, *circa* 1930 to 1945.  
Source: The Tichnor Brothers Collection, Boston Public Library.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 603, Lot 24  
632 Wesley Ave. (The Luray Hotel)  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1392082357**

**Property Name:** 633 Wesley Ave.

**Ownership:** Private

**Address:** 633 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	4

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 1.5-story, 2-bay, vernacular, wood-frame, side-gable bungalow was constructed in 1920. It has an asphalt-shingle roof and is clad with replacement vinyl siding. A shed dormer is centered on the front elevation below a brick chimney, which projects from the roof ridge. A shed dormer is also located on the rear elevation. The windows contain replacement double-hung 1/1 sash. A full-width porch spans the front elevation and is recessed beneath the main roof block, which is supported by square Doric columns. The porch has wood picket railings and shields the side-hall front entry, which contains a glazed and paneled wood door behind a modern storm door. The house appears to rest on a concrete foundation. A modern 1-story, 2-bay, side-gable shed is located behind the bungalow. The house has a moderately-sized front yard that has been landscaped with concrete walkways and shrubs and is set a moderate distance from the sidewalk. A wood picket fence encloses the front and side yards. The building has not been elevated or otherwise altered for flood protection.

According to tax records, 633 Wesley Avenue was constructed in 1920. It does not appear on the 1909 Sanborn map, while a historic aerial produced in 1920 shows that it had been constructed by that date. The 1922 Ocean City Directory reports that Frank R. and Sophia Doerr occupied the house. This dwelling is a relatively rare example of a bungalow form within the Ocean City Residential Historic District. The bungalow form, which is characterized by its low profile that incorporates most living spaces into one floor, increased in popularity in the United States starting in the early 20th century after the introduction of the Craftsman style, and was primarily concentrated in California.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1392082357**

**Organization:** Hunter Research, Inc.

The term has come to refer to small, 1-story dwellings that exhibit other styles, though those found in the Ocean City Residential Historic District have been modified to fit their surrounding shore environment.

633 Wesley Avenue was built in 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 one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern, though the window sashes are replacements. Visible exterior fabric is almost entirely modern replacement material, and any original decorative details and ornamentation have 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.

**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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
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(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1392082357**

**Organization:** Hunter Research, Inc.



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
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	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 126

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:**

**-1392082357**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 602, Lot 4  
633 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1928178383

**Property Name:** 637 Wesley Ave.

**Ownership:** Private

**Address:** 637 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	602	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, vernacular, gable-front, rectangular, wood-frame dwelling was constructed in 1911 and is oriented to Seventh Street. It has an asphalt-shingle roof, and a pent roof spans the front elevation above the second story and encloses the gable. Cladding is a mix of wood shingles and wood clapboards. A hipped dormer and a cross gable are located on the south elevation, and two hipped dormers appear on the north elevation. A brick chimney projects from the roof slope between the hipped dormers on the north elevation, and an unoriginal exterior concrete-block chimney is located on the rear elevation. The windows contain replacement double-hung 1/1 vinyl sash, the majority of which feature faux 6/6 muntins, and have plain wood sills, lintels and casings and molded wood crowns. A full width-porch spans the front elevation. It has a hip roof supported by square Doric columns and has what appears to be a replacement metal railing with a wood baluster. Access is via a split wood staircase on the west side. The porch shields the side-hall front entry, which contains a replacement glazed and paneled door with a plain wood surround. A small wood casement window survives at the first story adjacent to the door. An additional entry is located at the first story on the west elevation. It has a small, 2-bay porch supported by rusticated concrete-block piers and accessed via a wood staircase featuring a quarter turn. The house sits on a full-height rusticated concrete-block basement, which contains an additional entry to a separate basement unit on the front elevation. This entry contains a glazed and paneled wood door surmounted by a triangular pedimented hood. The house has a small front yard on Seventh Street that is casually landscaped with a lawn and raised beds containing decorative plants and featuring wood shingled walls. It is set a short distance from the sidewalk. It has a small side yard on Wesley Avenue that has been landscaped with bushes and patios. The building has not been elevated or otherwise altered for

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1928178383

**Organization:** Hunter Research, Inc.

flood protection.

According to tax records, 637 Wesley Avenue was constructed in 1911. It replaced an irregular circa 1880s house, which occupied the property until 1909 (Sanborn Map Company 1890, 1909). According to the 1937 Sanborn map, which shows a 3-story rectangular wood-frame building faced with concrete blocks and identifies it as 601 Seventh Street, the building housed apartments. The building currently houses the Butterfly Breeze Bed and Breakfast. The 1922 Ocean City Directory reports that Mrs. Pauline W. Sickler, A.J. and Carrie Smith and Herbert R. and Zelma G. Smith occupied the building. Herbert R. Smith owned and operated a real estate and insurance company at 741 Asbury Avenue. The dwelling is an example of the vernacular gable-front form, which is one of the dominant architectural forms in the Ocean City Residential Historic District with examples dating from the 1880s to the 1920s.

637 Wesley Avenue was built in 1911 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern, though the majority of the windows are replacements. The building retains its original rusticated concrete-block full-height basement and is finished with historically appropriate wood shingles and clapboards, but these are likely modern replacements. Replacement exterior materials include the asphalt-shingle roof and the porch railing. The building has diminishment of exterior 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 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. It sits at the corner of Wesley Avenue and Seventh Street across from the First Presbyterian Church and is oriented to Seventh Street. Wesley 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 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 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 between 5th and 6th Streets.

Seventh Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Like Wesley Avenue, Seventh Street is a two-lane asphalt road featuring concrete curbs and sidewalks. 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 and 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:**  
**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:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public	2018		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1928178383**

**Organization:** Hunter Research, Inc.



	Library	
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001
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Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
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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 the New Jersey Coast	1890
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: 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)

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1928178383**

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote: 273

*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.

☐ (Primary Contact)

**Property ID:**

**1928178383**

Page 4

## CONTINUATION SHEET

637 Wesley Avenue



Photograph 2: Oblique view of house showing front and side elevations. View looking east.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 602, Lot 1  
637 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1370437320**

**Property Name:** 638 Wesley Ave.  
**Address:** 638 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	603	26

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 4-bay, wood-frame dwelling was constructed in 1881 in the Queen Anne style. It has an irregular roof line with a hipped main block, projecting gable and round conical tower at the east corner. The main roof block intersects with a cross gable roof at the rear, which covers the rear and side wings. The conical tower represents a circa 1890s addition and currently has a flat roof, though, according to historic photographs, it originally had a bell-shaped roof. The projecting gable and the tower have modillioned cornices. Shed and gabled dormers are located on the side elevations. The building is finished with vinyl siding, though the tower features fish-scale wood shingles at the third story and octagonal wood shingles at the first and second stories. A wide band of trim between the second and third stories and the patterned shingles create the impression of an overhang at the third story of the tower. A stuccoed chimney projects from the south slope of the main roof block behind a shed dormer. All windows contain replacement double-hung 1/1 vinyl sash, except for an arched stained glass window located at the first story of the south elevation, which appears to be original. Some windows feature faux 6/6 muntins. The majority of the windows possess vinyl surrounds, but the tower windows retain wood sills, lintels and casings. The front elevation is dominated by the first-story wraparound porch. It has a hip roof supported by turned wood posts, which appear to be replacements, and wood plank railings, which appear to be temporary. The second-story sleeping porch has been expanded to infill the corner formed by the south side wing and the front elevation. It has an unoriginal shed roof supported by turned wood posts and a knee-wall clad with wood fish-scale shingles. The first-story porch shields the side-hall front entry, which has a stained glass transom, and access is via a wood staircase. The porch sits above a raised basement clad with concrete, which was enclosed circa 1900 and features

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1370437320**

Page 1

☐ (Primary Contact)

round windows with decorative wrought iron grates. The building has been divided into apartments and additional entries are located on the front, side and rear elevations. A concrete foundation supports the building. The house has a small front yard featuring a lawn and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection, but it is currently undergoing restoration using funds from a Sandy Disaster Relief Grant.

According to the homeowner, 638 Wesley Avenue was constructed as a single-family residence in 1881 and the basement beneath the porch was enclosed circa 1900. Historic maps confirm the 1881 date of construction with the dwelling first appearing on the 1890 Sanborn map as a 2-story, wood-frame, T-plan dwelling with a wraparound porch. Stylistic evidence indicates that the round tower was constructed in the 1890s, and it first appears on the 1909 Sanborn map. The 1892 Ocean City Directory reports that Robert Fisher occupied the building. Fisher, who was born in 1848 in Ireland, became a year-round resident of Peck's Beach (Ocean City) in 1879. After working as a tree trimmer for the Lakes and on surveys of Ocean City for William Lake, he worked as a real estate broker with an office on Asbury Avenue in the 1890s (Rush 1895; Miller 2014). He eventually became one of the largest real estate agents in Ocean City (Rush 1895; Miller 2014). He was active in local politics, serving as mayor of Ocean City in 1895 and on the city council (Rush 1895; Miller 2014). 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.

638 Wesley Avenue was built in 1881 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less one block south of the camp meeting. Although alterations and additions, most notably the construction of the tower in the 1890s and the enclosure of the basement circa 1900, altered the building's original form and massing, these changes occurred prior to 1909 and during the period of significance of the Ocean City Residential Historic District. As such, the building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1909. The tower's original bell-shaped roof has disappeared with some impact on integrity of design. The building 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 Queen Anne 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.

#### 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. It sits at the corner of Wesley Avenue and Seventh Street across from the First Presbyterian Church and is oriented to Seventh Street. Wesley 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 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 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 between 5th and 6th Streets.

Seventh Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Like Wesley Avenue, Seventh Street is a two-lane asphalt road featuring concrete curbs and sidewalks. 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 and 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:

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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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(None Listed)	Boyd's Ocean City Directory	1922		
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1370437320**

**Organization:** Hunter Research, Inc.

		1922
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	West Jersey History Project	2013
(None Listed)	Polk's Ocean City Directory	1928
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Polk's Ocean City Directory	1924
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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
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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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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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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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 v12: 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

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1370437320**

Page 3

☐ (Primary Contact)

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: 3

*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.

☐ (Primary Contact)

**Property ID:**

**-1370437320**

Page 4



## CONTINUATION SHEET

638 Wesley Avenue



Photograph 2: Oblique view of house showing front and side elevations. View looking north.

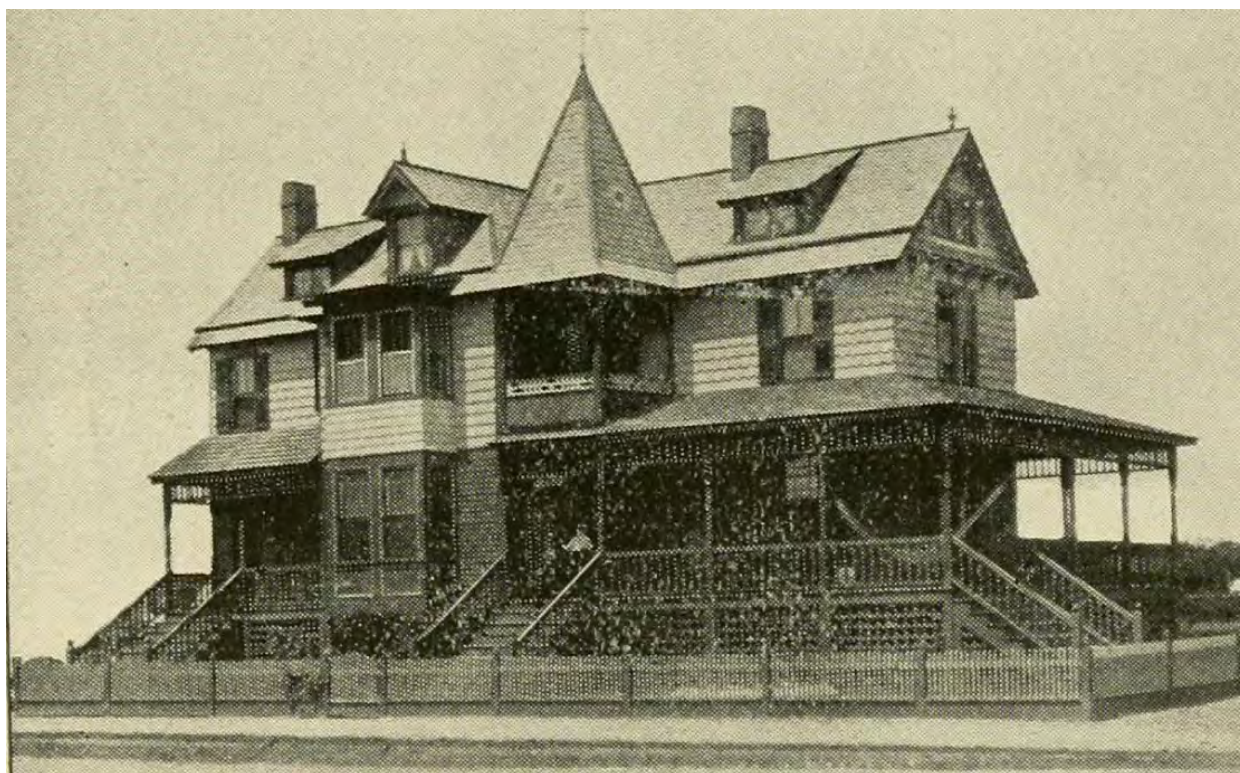
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

## CONTINUATION SHEET

638 Wesley Avenue

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Photograph 3: 638 Wesley Avenue, *circa* 1892. Source: Rush 1892.

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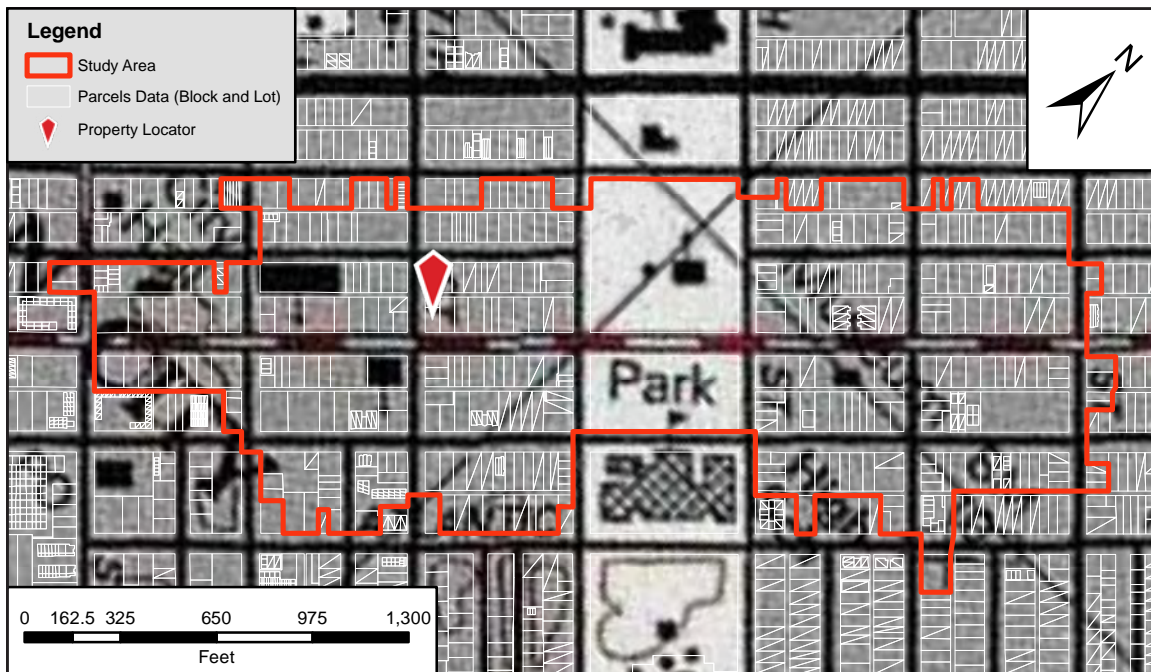
**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 603, Lot 26  
638 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1504560562**

**Property Name:** 700-702 Wesley Ave.  
**Address:** 700-702 Wesley Ave

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	706	9

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story, 4-bay, vernacular, rectangular-plan, wood-frame duplex was constructed in the 1890s in the Second Empire style. The mansard roof is finished with what appears to be octagonal vinyl shingles, has moderately overhanging eaves and features two, 1-bay shed dormers. It is clad with vinyl siding. All windows contain replacement double-hung 1/1 vinyl sash set in vinyl surrounds and are flanked by faux paneled vinyl shutters. The façade is dominated by the wraparound porch, which spans the front elevation and wraps around the side elevations. It has an asphalt-shingle hip roof supported by vinyl turned posts and vinyl picket railings. The porch shields the centered front entries, which contain the original glazed and paneled wood doors and are surmounted by transoms. Access is via a replacement staircase with vinyl picket railings. Additional entries containing glazed and paneled doors are located on the side elevations. The house rests on a brick foundation. The 1-story, 1-bay, shed-roof rear ell has a concrete foundation. The duplex has a small front yard that is casually landscaped with bushes set in mulched beds with granite-block borders and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

Stylistic and physical evidence indicates that 700-702 Wesley Avenue was constructed in the 1890s. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 3-story, wood-frame, rectangular-plan duplex with a wraparound porch. It was one of three Second Empire duplexes constructed at the west corner of Wesley Avenue and Seventh Street, which are still extant. According to the 1922 Ocean City Directory, Allyn M. Brewer and Mrs. Anna M. Brewer occupied 700 Wesley Avenue and John W. and

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1504560562**

**Organization:** Hunter Research, Inc.



Mary Sipple resided at 702 Wesley Avenue. John W. Sipple listed his occupation as meat-cutter. 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 appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century.

700-702 Wesley Avenue was built in the 1890s during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1909. 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 Second Empire ornamental details have been lost or covered over. The duplex 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 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. It sits at the corner of Wesley Avenue and Seventh Street across from the First Presbyterian Church and is oriented to Seventh Street. Wesley 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 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 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 5th and 6th Streets.

Seventh Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Like Wesley Avenue, Seventh Street is a two-lane asphalt road featuring concrete curbs and sidewalks. 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 and 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:

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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
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

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1504560562**

Page 2

☐ (Primary Contact)

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 American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
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
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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
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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
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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
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Evaluated as contributing in 2018 due to diminished 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

**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: 68

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:**

**-1504560562**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 706, Lot 9  
700-702 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-961413775**

**Property Name:** 701 Wesley Avenue (First Presbyterian Church)

**Ownership:** Non-profit

**Address:** 701 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	8
CAPE_MAY	Ocean City		Ocean City	705	9
CAPE_MAY	Ocean City		Ocean City	705	7

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The 1-story, 7-bay, Late Gothic Revival-style First Presbyterian Church of Ocean City was constructed in 1906. It has an asphalt-shingle multi-directional hip roof and random ashlar granite walls with raised mortar joints. A crenellated, square bell tower is located at the northern corner of the building, and gabled dormers project from the roof on the north (side) elevation. The crenellated square tower that was originally located at the southern corner of the building has been removed. Most of the rectangular and pointed arch windows contain stained glass sash, though several of the windows, most notably at the top of the extant bell tower and in the prominent cross gable on the north (side) elevation, have lost their stained glass and been in-filled with random ashlar granite blocks from a newer source. All windows feature cast stone trim. Double-hung 2/2 wood windows appear at the basement level, which is marked by a band of light colored ashlar stone that wraps around the building. The front (west) elevation features two front entries in the northernmost and southernmost bays flanking the prominent cross gable that extends towards Wesley Avenue. Each front entry contains paired wood doors with stained glass lights surmounted by a pointed arch stained glass fanlight and cast stone trim. A front entry located on the north (side) elevation of the bell tower has been in-filled. Access to the front entries is via concrete staircases with wrought-metal railings. The church rests on a random ashlar granite foundation. A 2-story, 1-bay, L-shaped addition of 1960 extends from the south (side) elevation at the rear of the original church. It has a flat roof and is finished with random ashlar granite blocks on the front and south (side) elevations and brick on the rear

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-961413775**

**Organization:** Hunter Research, Inc.



elevation and features metal ribbon windows on the south (side) elevation. An addition constructed between 1970 and 1987 in-filled the space between the original church building and the L-shaped addition. It is clad with random ashlar granite blocks. The large square fixed stained glass metal window at the second-story on the front elevation features cast stone trim and sits above the addition's front entry, which contains two glazed metal doors surmounted by a decorative cast stone plaque reading First Presbyterian Church. The First Presbyterian Church has a small front yard and side yard formally landscaped with a lawn and bushes and decorative plants set in mulched beds. The church has not been elevated or otherwise altered for flood protection. The church's parking lot occupies the southern half of the property.

The First Presbyterian Church of Ocean City was founded in 1896, and its current building, as indicated by a date stone at the northern corner of the building, was constructed in 1906 (McLaughlin 1999). Beginning in 1915, the church underwent a series of renovations that included, as noted above, the removal of the tower at the southern corner of the building and the in-filling of a front entry and some of the stained glass windows. In 1960, an addition to the south (side) elevation approximately doubled the size of the building. It replaced an early-20th-century wood-frame dwelling that stood immediately adjacent to the original church building. Between 1963 and 1970, four early-20th-century wood-frame dwellings located to the south of the 1960 addition were demolished and replaced with a parking lot. Between 1970 and 1987, the courtyard between the original church building and the 1960 addition was in-filled with a 2-story, 1-bay addition, and the church reached its current configuration.

The First Presbyterian Church is one of three prominent religious structures within the Ocean City Historic District and occupies a dominant position at the corner of Wesley Avenue and Seventh Street. Constructed in 1906, the church is an example of the Late Gothic Revival style, which, despite its waning popularity for domestic buildings in the late 19th century, remained popular for religious and institutional buildings well into the 20th century. The presence of the First Presbyterian Church, which was founded in 1896, in Ocean City demonstrates the religious diversity that existed within the Methodist camp meeting town from an early date.

The First Presbyterian Church of Ocean City was constructed in 1906 during the Ocean City Historic District's period of significance. It is located at the corner of Wesley Avenue and Seventh Street on a rectangular lot within the street grid approximately one block south of the camp meeting. As noted above, the original church building has undergone several renovations since 1915 that have altered its appearance. Although the 1960 and 1970-1987 additions to the south (side) elevation have approximately doubled the size of the building, their scale, massing and materials are relatively compatible with the original church building of 1906, which remains recognizable. Although some prominent windows and doors have been removed and in-filled, the church retains a historically appropriate fenestration pattern and much of the original exterior fabric remains intact. In addition, much of the original Gothic Revival ornamental details survive. The demolition and replacement of the four neighboring wood-frame dwellings between 1963 and 1970 has impacted integrity of setting. The church has diminishment of integrity of design, but it retains sufficient integrity of materials, workmanship, 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. Wesley 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 between Fifth and Sixth Streets.

Seventh Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Like Wesley Avenue, Seventh Street is a two-lane asphalt road featuring concrete curbs and sidewalks. 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 and 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:

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:**

☐ (Primary Contact)

**-961413775**

Page 2

**Location Map:**

(See Continuation Sheet for Maps)

**Site Map:****BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
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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 Name:** Ocean City Historic District Intensive-Level Architectural Survey**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**Organization:** Hunter Research, Inc.**Property ID:****-961413775**

Page 3

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: 128

*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:**

**-961413775**

☐ (Primary Contact)

Page 4

## CONTINUATION SHEET

701 Wesley Avenue



Photograph 2: Oblique view of the First Presbyterian Church of Ocean City showing the north (side) and rear elevations. View looking west.

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

**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



## CONTINUATION SHEET

701 Wesley Avenue



Photograph 3: Oblique view of the 1960 and 1970-1987 side additions showing the front and south (side) elevations. View looking west.

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

**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

## CONTINUATION SHEET

701 Wesley Avenue

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Photograph 4: Oblique view of the garage at the rear of 701 Wesley Avenue. View looking southwest.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

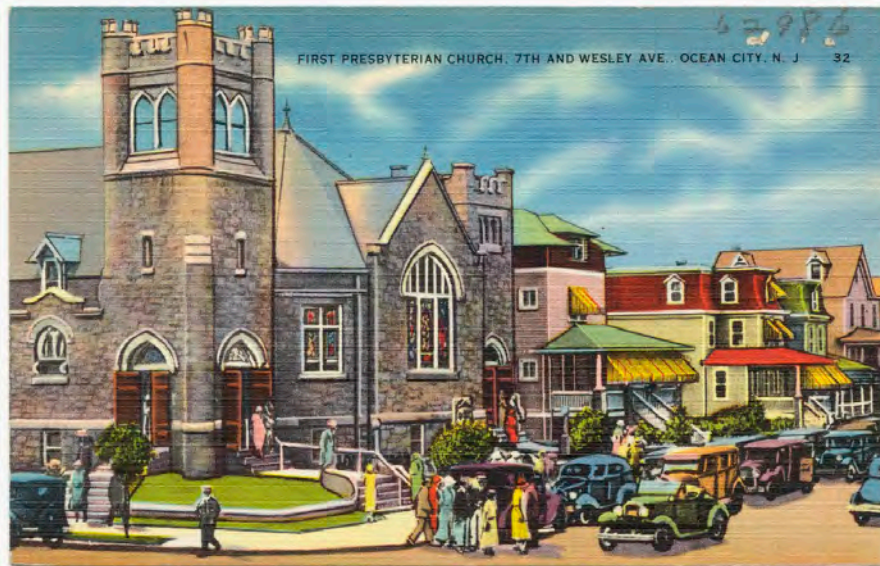


## CONTINUATION SHEET

701 Wesley Avenue



Photograph 5: First Presbyterian Church of Ocean City, no date. Note the southern tower (right) that has been removed. Source: McLaughlin 1999.



Photograph 6: The First Presbyterian Church of Ocean City, *circa* 1930 to 1945. Source: The Tichnor Brothers Collection, Boston Public Library.

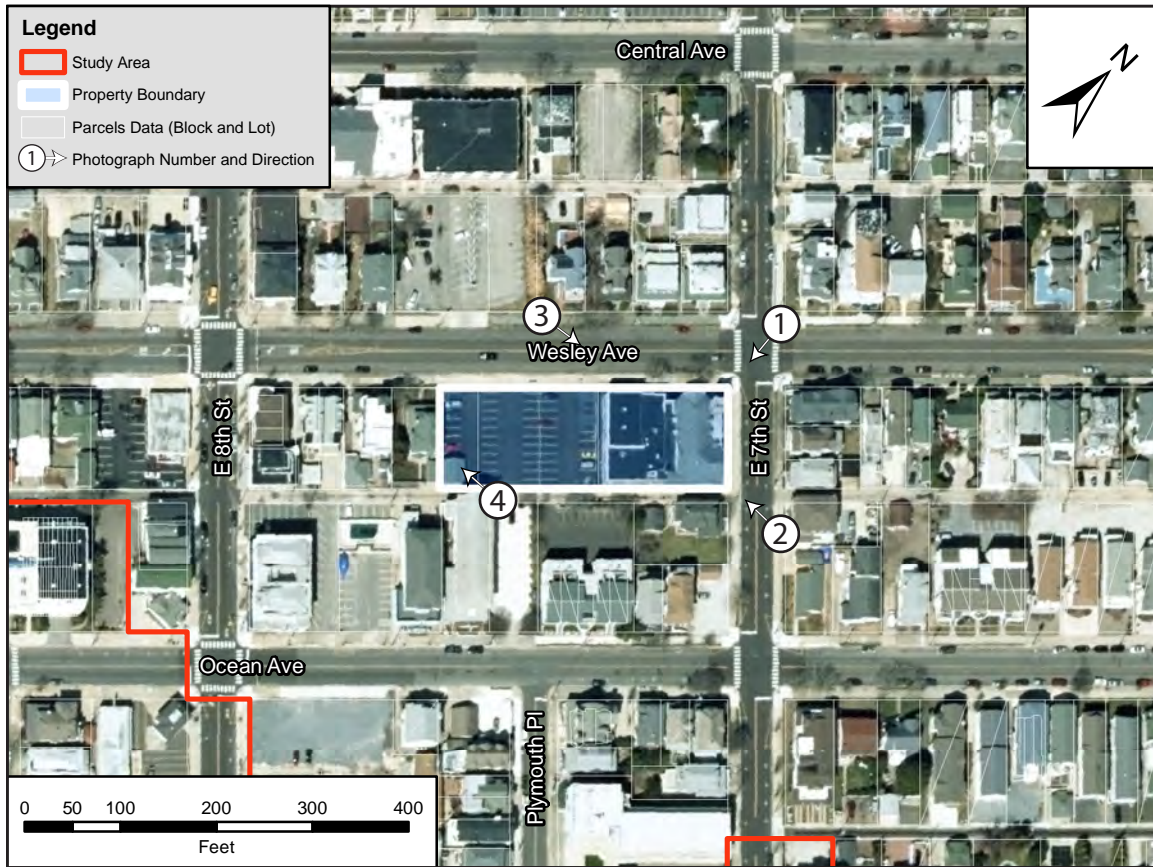
**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
 Block 705, Lot 7, 8 and 9  
 701 Wesley Avenue (First Presbyterian Church)  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1628157648**

**Property Name:** 704-706 Wesley Ave.  
**Address:** 704-706 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	706	10

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3-story, 4-bay, vernacular, rectangular-plan, wood-frame duplex was constructed in the 1890s in the Second Empire style. The mansard roof is finished with octagonal asphalt shingles designed to resemble slate shingles, features two, 1-bay shed dormers and has moderately overhanging eaves above what appears to be an unoriginal vinyl dentiled cornice. It is clad with vinyl siding. All windows contain replacement double-hung 1/1 vinyl sash with faux 4/1 muntins and feature decorative molded vinyl surrounds. Fixed faux louvered vinyl shutters frame the windows. The façade is dominated by the wraparound porch, which spans the front elevation and wraps around the side elevations. It has an asphalt-shingle hip roof supported by unoriginal vinyl turned posts and vinyl picket railings. The porch shields the centered front entries, which contain paired glazed and paneled wood doors surmounted by transoms. Access is via a replacement staircase with vinyl picket railings. It sits on a raised basement, but the foundation could not be observed due to the unoriginal vinyl lattice beneath the front porch. A modern, 1-story, side-gable shed is located behind 706 Wesley Avenue. The house has a small front yard that is landscaped with lawns and bushes and decorative plants set in mulched beds and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

Stylistic and physical evidence indicates that 704-706 Wesley Avenue was constructed in the 1890s. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 3-story, wood-frame, rectangular-plan duplex with a wraparound porch. It was one of three Second Empire duplexes constructed at the west corner of Wesley Avenue and Seventh Street, which are still extant.

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1628157648**

**Organization:** Hunter Research, Inc.

According to the 1924 Ocean City Directory, Ada Cox, a widow, Charles Cox and W.T. Morris occupied 704 Wesley Avenue and Anna Sayre resided at 706 Wesley Avenue. Charles Cox listed his occupation as clerk and W.T. Morris owned the Little Art Shop. 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 appear within the district. This demonstrates the continuing popularity Second Empire style within Ocean City at the turn of the century.

704-706 Wesley Avenue was built in the 1890s during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid one block south of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1909. 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 Second Empire ornamental details have been lost or covered over. The duplex 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 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. It sits at the corner of Wesley Avenue and Seventh Street across from the First Presbyterian Church and is oriented to Seventh Street. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	Polk's Ocean City Directory	1928		
(None 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		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1628157648**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: 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	Images of America: Ocean City's Historic Hotels	2014
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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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	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Evaluated as contributing in 2018 due to diminished integrity of materials and workmanship.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 127

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.

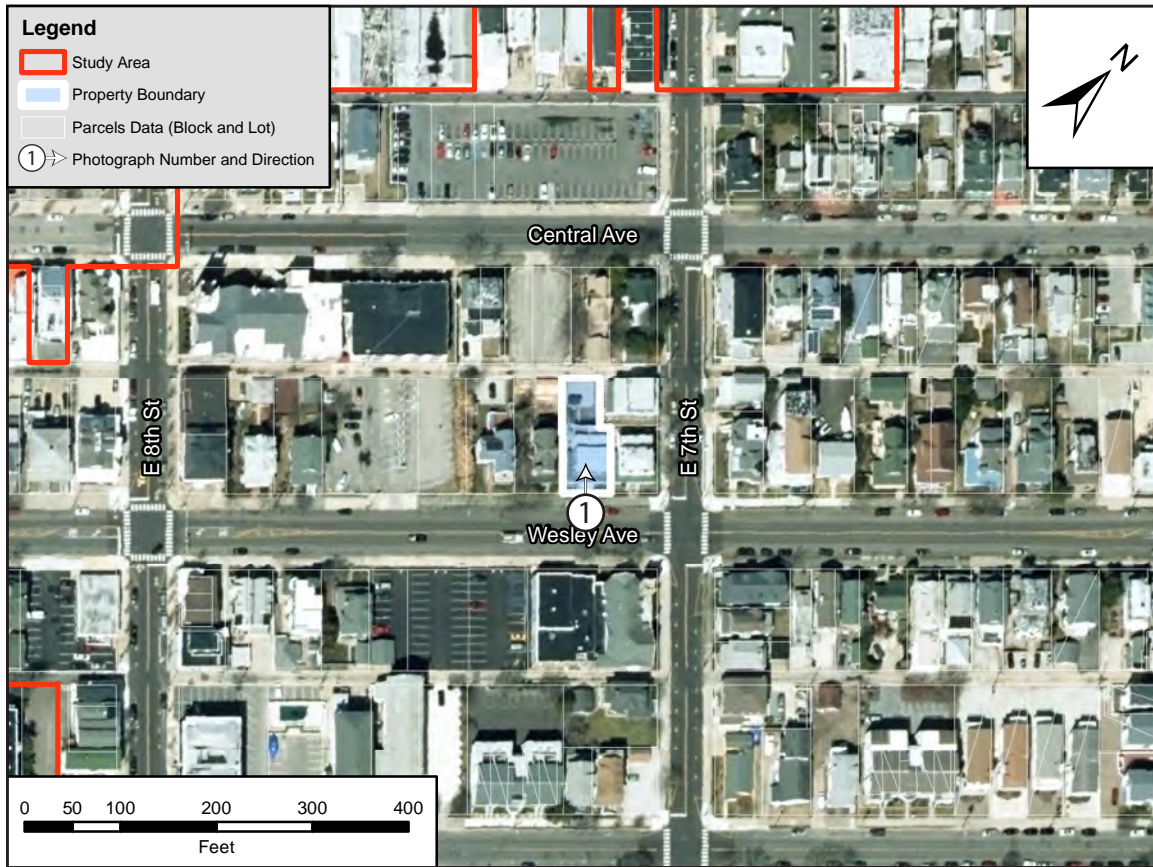
**Property ID:**

**-1628157648**

Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 706, Lot 10  
704-706 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1418053357

**Property Name:** 708 Wesley Ave.  
**Address:** 708 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	706	11

### Property Photo:



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

### Description:

The property at 708 Wesley Avenue consists of a circa 1895 main dwelling and a circa 1925 garage. Both are evaluated contributing.

#### Main Dwelling

This 3-story, 3-bay, Queen Anne-style, wood-frame dwelling was constructed in 1895. It has an asphalt-shingle, cross-gambrel roof with slightly overhanging eaves and a 2-story, hexagonal tower at the south corner. The tower has a pyramidal roof. A pent roof spans the front elevation above the second story and encloses the third story. The house is finished with vinyl siding, though the front-facing gambrel appears to be clad with fish-scale vinyl shingles at the third story. The pierced decorative vergeboard located at the top of the front-facing gambrel may be unoriginal. A brick chimney is located at the roof ridge. The windows contain replacement double-hung 1/1 sash and have plain sills and casings and molded crowns. Fixed paneled wood shutters frame the first- and second-story windows on the front elevation. The front elevation is dominated by the first-story wraparound porch. It has a hip roof above a bracketed cornice supported by turned wood posts and turned wood post railings. An off-center wood staircase provides access to the porch and to the side-hall front entry, which contains the original paired glazed and paneled wood doors behind wood screen doors. The house rests on a concrete foundation. The house has a small front yard that is landscaped with a lawn, bushes and young trees and is set a short distance from the sidewalk. 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.

**Property ID:**

1418053357

Page 1

☐ (Primary Contact)

According to tax records, 708 Wesley Avenue was constructed in 1895. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 2.5-story, wood-frame dwelling with a corner tower and wraparound porch. The 1924 Ocean City Directory reports that Alex Robinson occupied the residence. 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.

708 Wesley Avenue was built in 1895 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 map of 1909. 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 all of the Queen Anne-style ornamentation, apart from the bracketed cornice above the wraparound porch, has been removed or covered over. The decorative vergeboard on the front elevation is likely a modern addition. 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.

#### Garage

A circa 1925 detached 1-story, 1-bay, gable-front garage is located at the rear of the property. It has an asphalt-shingle roof and is clad with vinyl siding, though the gable end appears to be finished with fish-scale vinyl shingles on the front elevation. The front elevation is oriented parallel to the alley and contains a modern glazed and paneled garage door. Paired glazed and paneled wood doors are located on the side elevation facing the alley and appear to be original.

The detached garage also contributes to the Ocean City Residential Historic District because it was constructed during the period of significance and possesses its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937.

#### 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. Wesley 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 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 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 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:

#### 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)	Boyd's Ocean City Directory	1922		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public	2018		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1418053357**

**Organization:** Hunter Research, Inc.

	Library	
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Polk's Ocean City Directory	1924
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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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:**

**1418053357**

Page 3

☐ (Primary Contact)

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

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Conversion Problem? ☐ ConversionNote: 16

*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.

☐ (Primary Contact)

**Property ID:**

**1418053357**

Page 4



## CONTINUATION SHEET

708 Wesley Avenue

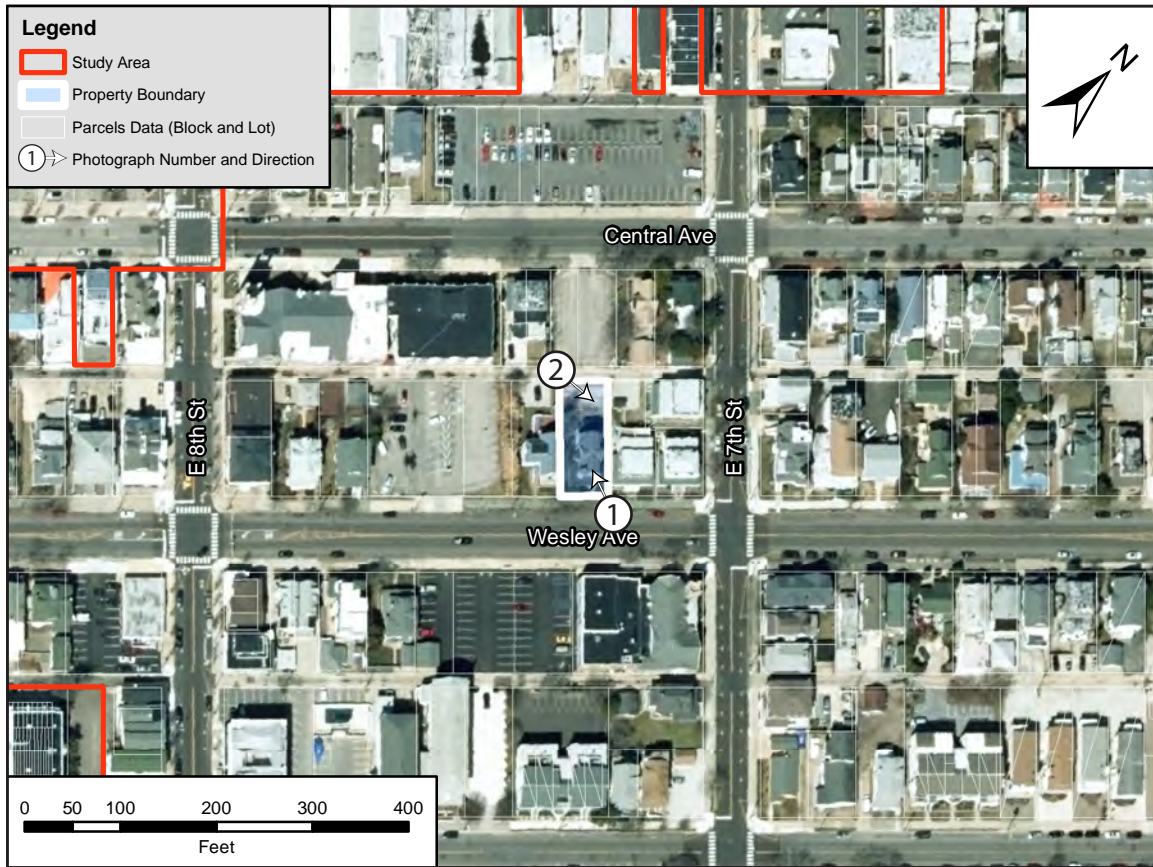


Photograph 2: Oblique view of the garage at 708 Wesley Avenue. View looking east.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 706, Lot 11  
708 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **1389969441**

**Property Name:** 712 Wesley Ave.  
**Address:** 712 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	706	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, vernacular, wood-frame dwelling was constructed circa 1890. It was originally Queen Anne in style and consisted of a 2.5-story, 3-bay core with a front-facing jerkinhead roof and a full-width, shed-roof porch. It is unclear when it assumed its current Colonial Revival-style appearance, though stylistic evidence suggests that this occurred during the 1910s or 1920s. At this point, the original core assumed its current gambrel-front form. The 2-story, 2-bay, flat-on-hip roof addition that extends from the south elevation was built circa 2009 and has given the house a gable-ell form. It has an asphalt-shingle roof and is clad with vinyl siding. Vinyl fish-scale shingles appear at the attic level of the front elevation. A pent roof spans the front elevation above the second story and encloses the third story. A brick chimney projects from the roof ridge. An exterior brick chimney and two hipped dormers appear on the north elevation. The windows contain replacement double-hung 1/1 vinyl sash and have vinyl surrounds. Non-original, fixed faux paneled vinyl shutters frame the windows. The first-story, full-width porch has been enclosed and features paneled wood siding with corner Doric pilasters surmounted by carved dentiled wood trim beneath the roof. It has a flat roof supporting a second-story porch, which has vinyl turned post railings and is accessed from the interior via an entry containing a glazed and paneled door. The front entry has been relocated from the front elevation to the side elevation. It holds a replacement glazed and paneled door flanked by sidelights and surmounted by a fanlight. A bracketed pedimented hood shields the entry, which is accessed via brick staircase with vinyl turned post railings. The original core sits on a raised brick foundation, while the circa 2009 addition sits on a concrete foundation that has been faced with brick on the front. A non-contributing modern, gable-front shed is located at the rear of the property. The house has a small front yard that is landscaped with a lawn and shrubs.

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1389969441**

Page 1

☐ (Primary Contact)

and is set a short distance from the sidewalk. A picket fence marks the front boundary of the property, and a vinyl privacy fence denotes the property's southern boundary. The building has not been elevated or otherwise altered for flood protection.

As noted above, 712 Wesley Avenue was constructed circa 1890. The 1895 Ocean City Guide Book and Directory confirms this date of construction with a historic photograph showing the house's original Queen Anne-style appearance (see Continuation Sheet) (Rush 1895). The directory identified Jordan Matthews as the owner of the property. Stylistic and physical evidence indicates that the building was remodeled as a Colonial Revival-style residence during the 1910s or 1920s. A review of historic aerials indicates that it reached its current configuration circa 2009, when the 2-story addition was constructed on the south elevation. The addition substantially altered the building's historic form and massing, and its Colonial Revival-style creates a false sense of historicity.

Although 712 Wesley Avenue was constructed circa 1890 and was remodeled as a Colonial Revival-style residence in the 1910s or 1920s during the Ocean City Residential Historic District's period of significance, it lacks the integrity of design, materials and workmanship necessary to convey its historic character. The 2-story addition to the south elevation has muddled the earlier gambrel-front form of the house, while its matching style has created the false impression that the house was constructed as a gable-ell house. Although some Colonial Revival-style decorative details survive, most notably at the enclosed porch, all other exterior materials are modern replacements. It retains integrity of setting, location, feeling and association, but it lacks sufficient integrity of design, materials and workmanship to contribute to the district.

**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. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
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	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1389969441**

**Organization:** Hunter Research, Inc.



Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
McLaughlin, Mark	Ocean City, NJ	1999
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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	1892
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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 v12: Contributing to H.D. (1/1/1990)

Notes: Evaluated as non-contributing in 2018 due to diminished integrity of design, materials and workmanship.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 227

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:**

1389969441

Page 3

☐ (Primary Contact)

## CONTINUATION SHEET

712 Wesley Avenue

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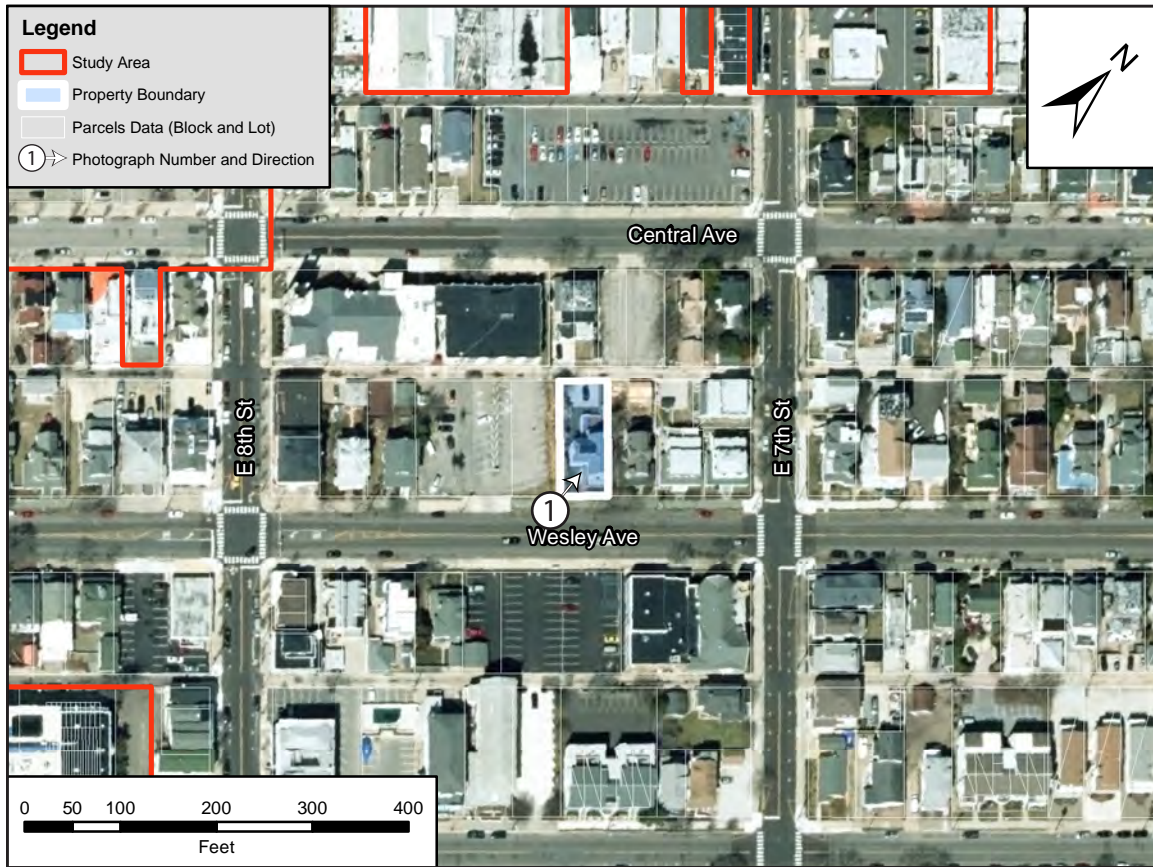


Photograph 2: 712 Wesley Avenue, *circa* 1895. Source: Rush 1895.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 706, Lot 12  
712 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1658502944

**Property Name:** 725 Wesley Ave.  
**Address:** 725 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	6

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, vernacular, wood-frame American Foursquare dwelling was constructed in the 1900s. The 2-story, 1-bay rear ell that extends beyond the south elevation gives the house an L-shaped form. It has an asphalt-shingle pyramidal hip roof with deeply overhanging eaves and is clad with aluminum siding. Hipped dormers are located on the front, north and rear elevations. An exterior brick chimney is located on the south elevation. An exterior brick chimney located at the rear of the north elevation has had the chimney stack removed above the roof. The first- and second-story windows contain replacement double-hung 1/1 vinyl sash and have wood sills, lintels and casings. Fixed louvered shutters frame the windows. The hipped dormers contain triple replacement vinyl casement windows. The front façade is dominated by the first-story porch, which spans the front elevation and wraps around the south elevation. It has a hip roof supported by Doric columns and unoriginal vinyl turned post railings. The porch shields the side-hall front entry, which is flanked by sidelights. Access is via a concrete staircase with brick walls and wrought-iron railings. The house sits on a raised brick foundation. The building has not been elevated or otherwise altered for flood protection.

A circa 1925 detached 1-story, 1-bay, gable-front garage is located at the rear of the property. It has an asphalt-shingle roof and is clad with wood clapboards. A pent roof spans the front elevation and encloses the gable. Two windows containing double-hung 6/6 wood sash behind wood storm windows, both of which may be original, are located on the south elevation. Access to the interior is via a glazed and paneled wood garage door. The garage sits on a brick foundation. The house has a small front yard landscaped with bushes and

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1658502944

Page 1

☐ (Primary Contact)



decorative plants. A vinyl picket fence marks encloses the front yard.

Stylistic and physical evidence indicates that 725 Wesley Avenue was constructed in the 1900s. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 2-story, wood-frame dwelling with a 2-story, L-shaped rear ell and a wraparound porch. An addition was constructed on the south elevation of the rear ell circa 1920, when the rear ell assumed its current rectangular form. According to the 1937 Ocean City Directory, the house was occupied by Charles B. and Louisa Fenstermacher. The building currently serves as the parsonage for the First Presbyterian Church. The building 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 Residential Historic District, with most examples dating from the 1900s to the 1920s.

725 Wesley Avenue was built in the 1900s 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 the Sanborn fire insurance maps of 1909 and 1937. It also retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but the original brick foundation survives and the porch retains its original wood Doric columns. 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 detached garage also contributes to the Ocean City Residential Historic District because it was constructed during the period of significance, possesses its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937 and retains wood clapboard cladding and wood windows.

#### 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. Wesley 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 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 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 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:

#### 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)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1658502944

Page 2

☐ (Primary Contact)

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 American: Ocean City, New Jersey	1996
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	Ocean City: America's Greatest Family Resort	2003
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	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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	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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: 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)

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1658502944**

☐ (Primary Contact)

Page 3

Conversion Problem? ☐ ConversionNote: 66

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.

☐ (Primary Contact)

**Property ID:**

**1658502944**

Page 4

## CONTINUATION SHEET

725 Wesley Avenue

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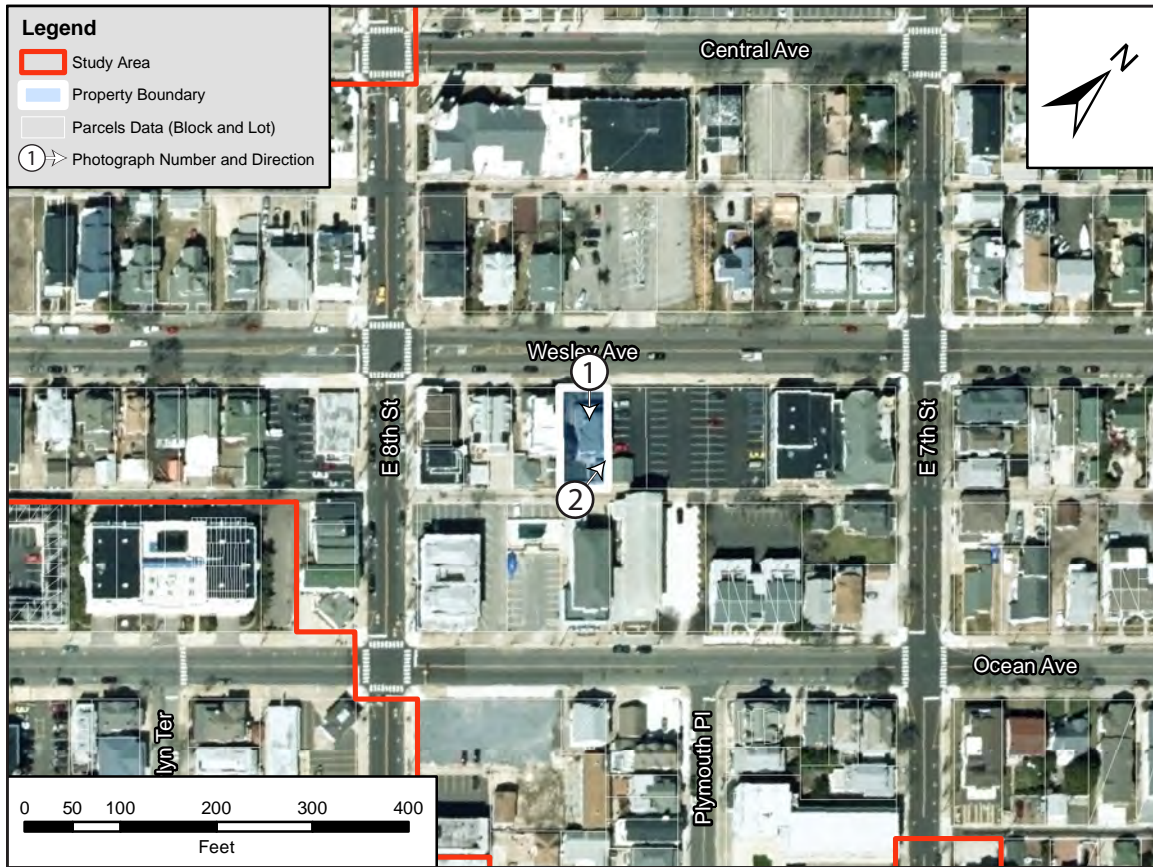
Photograph 2: Oblique view of the garage located at the rear of 725 Wesley Avenue. View looking north.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 705, Lot 6  
725 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1745415419

**Property Name:** 729-731 Wesley Ave.  
**Address:** 729-731 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	5

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 705, Lot 5) contains two houses with separate addresses. The house at 729 Wesley Avenue was constructed circa 1900. The house at 731 Wesley Avenue, which is located at the rear of the property, was constructed circa 1925. Both are contributing resources to the Ocean City Residential Historic District.

### 729 Wesley Avenue

This 3-story, 4-bay, wood-frame, vernacular Second Empire-style dwelling has an irregular plan and complex roof line bespeaking Queen Anne-style influence. It has a mansard roof clad with asphalt shingles designed to mimic the appearance of slate shingles and slightly overhanging eaves above a classicized wood cornice. The house is clad with wood clapboards. A square tower topped by a hip roof with slightly overhanging eaves above a classicized wood cornice and clad with fish-scale wood shingles sits at the north corner of the main block adjacent to the corner formed by the recessed northern bay. The roof also features gabled dormers adorned with pierced wood vergeboards. A 2-story, 5-sided, hexagonal tower clad with half cove wood shingles forms the southern bay of the front elevation. Two 2-story, 3-sided hexagonal bays clad with half cove wood shingles are located on the south elevation. The windows contain replacement double-hung 1/1 sash, which appear to be vinyl, and have wood sills, casings and lintels and molded wood crowns. The paired windows in the square tower are topped by bracketed hoods clad with fish-scale wood shingles that blend in with the surface of the tower. The front

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

1745415419

Page 1

☐ (Primary Contact)

façade is dominated by the first-story porch, which spans the front elevation, wraps around the south elevation and infills the corner formed by the recessed northern bay. It has a hip roof supported by Doric columns and turned wood post railings. Access is via a wood staircase with wood picket railings. The porch shields the off-center front entry, which is located beneath the square roof tower. The entry has been boarded over with plywood because the house appears to be undergoing a renovation, but it is surmounted by a stained glass transom. A secondary entry is located in the recessed northern bay. It has been boarded over with plywood but features a wood surround and molded wood crown. A 2-story, 1-bay addition extends from the rear elevation and is clad with replacement asbestos shingles. The house rests on a brick foundation. The dwelling has a small front yard that is landscaped with raised beds featuring concrete-block retaining walls 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, 729 Wesley Avenue was constructed in 1900. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 3-story, wood-frame, irregular-plan dwelling with a wraparound porch. The 1922 Ocean City Directory reports that Mrs. Elizabeth Sampson occupied the dwelling. The dwelling is an example of the eclecticism of late Victorian architecture, which frequently involved combining elements from different styles.

The dwelling at 729 Wesley 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 building largely retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern, though the window sashes have been replaced. Although the residence retains its original wraparound porch and is clad with wood clapboards and patterned wood shingles, these are likely historically appropriate modern replacements. The dwelling 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.

#### 731 Wesley Avenue

This 1-story, 3-bay, vernacular, L-plan, wood-frame bungalow was constructed circa 1925 and is located at the rear of the property. It has an asphalt-shingle roof with deeply overhanging eaves and is clad with vinyl siding. The windows contain replacement double-hung 1/1 sash. A 1-story, 2-bay addition projects from the front elevation. It holds the off-center front entry, which contains a glazed and paneled door. A porch spans the addition and is recessed beneath the main roof block. It has wood plank railings and is shielded by a modern metal awning. The bungalow sits on a brick foundation.

The bungalow at 731 Wesley Avenue is estimated to have been constructed circa 1925. It first appears on historic aerials dating to 1931 and 1933 (NETR 1931, 1933). According to the 1937 Ocean City Directory, Lillie Stevens occupied the bungalow. This dwelling is a relatively rare example of a bungalow form within the Ocean City Residential Historic District. The bungalow form, which is characterized by its low profile that incorporates most living spaces into one floor, increased in popularity in the United States starting in the early 20th century after the introduction of the Craftsman style, and was primarily concentrated in California. The term has come to refer to small, 1-story dwellings that exhibit other styles, though those found in the Ocean City Residential Historic District have been modified to fit their surrounding shore environment.

731 Wesley Avenue was constructed circa 1925 during the period of significance of the Ocean City Residential Historic District. It retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937, though an addition is located on the front elevation. It retains a historically appropriate fenestration pattern, although the window sashes have been replaced. Although the visible exterior fabric is almost entirely modern replacement material, the building retains its original brick foundation. The bungalow 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 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. Wesley 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 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 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 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?

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1745415419**

**Organization:** Hunter Research, Inc.

**Location Map:****Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None 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	
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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 and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
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	
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1892	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	
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	Insurance Maps of the New Jersey Coast	1890	
Sanborn Map Company	Ocean City	1923	
Taylor, Frank H	Ocean City, NJ	1903	

**Additional Information:****Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**1745415419****Organization:** Hunter Research, Inc.



Demolished: NO

Survey: CAP GB 70 v12: 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:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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:** 367

*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:**

1745415419

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

729-731 Wesley Avenue

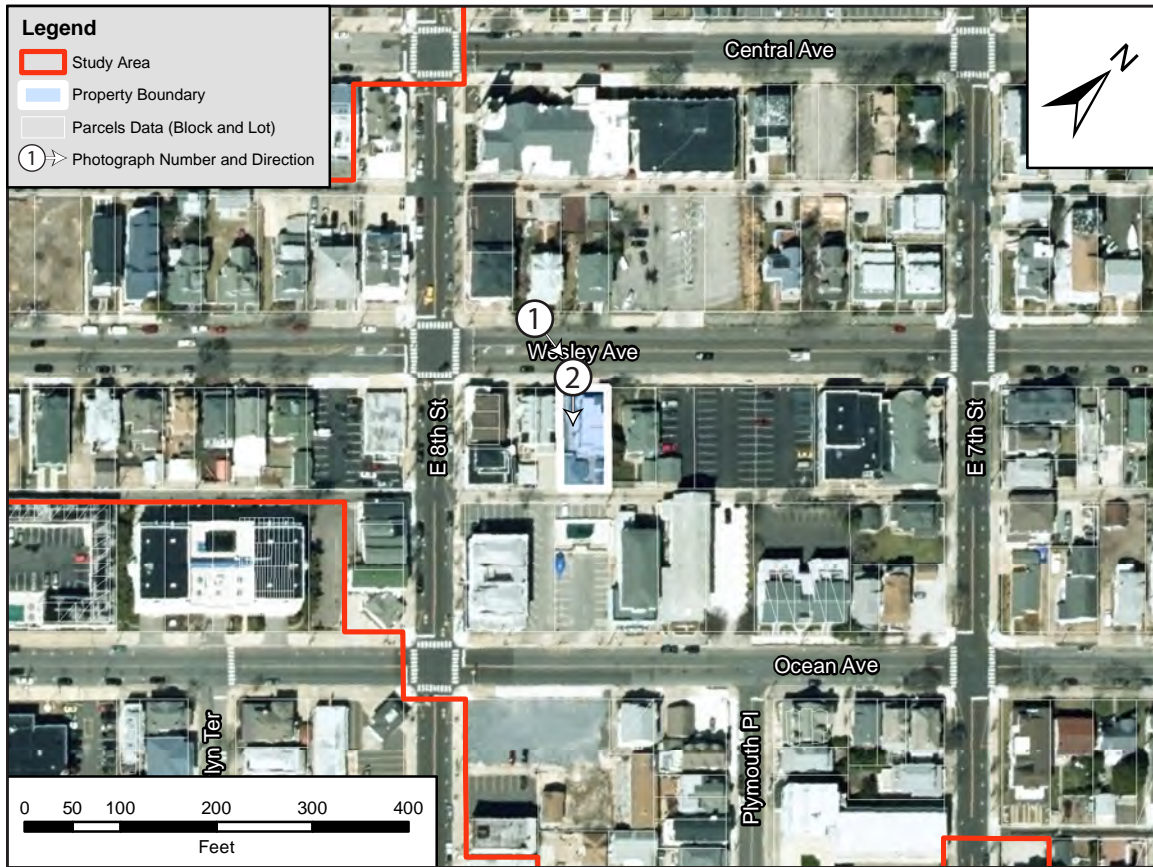


Photograph 2: View of 731 Wesley Avenue located at the rear of the property. View looking southeast.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
 Block 705, Lot 5  
 729-731 Wesley Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1437183049**

**Property Name:** 730 Wesley Ave.  
**Address:** 730 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	706	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The property at 730 Wesley Avenue consists of a circa 1910 main dwelling and a circa 1910 garage. Both are evaluated contributing.

#### Main Dwelling

This 2.5-story, 2-bay, vernacular, wood-frame, American Foursquare dwelling was constructed in the 1910s in the Colonial Revival style. It has an asphalt-shingle pyramidal hip roof with deeply overhanging eaves and a centered cross gable on the front and rear elevations, which function as dormers. A band of trim wraps around the house beneath the roof. The dwelling is clad with unoriginal asbestos shingles and the corners are finished with paneled Doric pilasters. A 2-sided, triangular bay is located at the first story on the north (side) elevation, and an exterior brick chimney is located on the rear elevation. The first- and second-story windows contain replacement double-hung 1/1 vinyl sash, which feature faux 9/1 and 12/1 muntins. Double-hung wood windows with diamond-pane leaded glass survive in the triangular bay on the north elevation, and a fixed wood window containing stained and leaded glass is located adjacent to the triangular bay at the first story. All of the windows possess plain wood sills, lintels and casings and molded wood crowns. A Palladian window containing a replacement double-hung 1/1 window with faux 6/1 muntins flanked by replacement vinyl casement windows with faux 6-light muntins is recessed within an arched opening on the dormer on the front elevation. It is framed by paired Doric pilasters. A full-width porch spans the front elevation at the first story. It has a hip roof supported by square paneled Doric columns and wood picket railings. Access is via a brick

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1437183049**

Page 1

☐ (Primary Contact)



staircase supported by brick walls. The porch shields the side-hall front entry which contains a paneled wood door containing leaded glass framed by sidelights and surmounted by a transom holding leaded glass. The porch sits above a full-height brick basement, which features replacement double-hung 1/1 vinyl windows with faux 8/1 muntins surmounted by flat concrete arches. The basement contains an additional entry, which is located in the southernmost bay of the front elevation. The house has a small front yard landscaped with a lawn and bushes and granite-block curbs and is set a short distance from the sidewalk. A wood picket fence encloses the side yard to the south, while a modern vinyl privacy fence marks the northern boundary of the property. The building has not been elevated or otherwise altered for flood protection.

730 Wesley Avenue is estimated to have been constructed in the 1910s. It does not appear on the 1909 Sanborn map, while a historic aerial produced in 1920 shows that it had been constructed by that date. According to the 1928 Ocean City Directory, Everton A. and Sarah Corson occupied the house. Everton A. Corson worked as a postmaster. The building is an example of the Colonial Revival-style American Foursquare, which became widespread between 1890 and 1920. The Colonial Revival style is relatively rare in the Ocean City Residential Historic District, with most examples dating from the 1900s to the 1920s, though the American Foursquare type is one of the dominant architectural forms in the district, with most examples dating from the 1900s to the 1920s.

730 Wesley Avenue was built in the 1910s during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern, although most of the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, but Colonial Revival-style decorative details, most notably the corner pilasters, and the full-width porch survive. 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.

#### Garage

A circa 1910s detached 1-story, 1-bay, gable-front garage is located at the rear of the property. It has an asphalt-shingle roof, and a pent roof spans the front elevation and encloses the gable. The walls are finished with wood clapboards and running-bond brick. The windows contain the original double-hung 9/1 wood sash and have plain wood sills, lintels and casings and molded wood crowns. A replacement glazed and paneled vinyl garage door on the front elevation provides access to the interior. An additional entry containing an unoriginal glazed and paneled door is located on the south elevation.

The detached garage is also contributing to the Ocean City Residential Historic District because it was constructed during the period of significance, retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937, its original wood clapboard and brick exterior fabric and its original wood windows.

#### 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. Wesley 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 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 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 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

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

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1437183049**

**Organization:** Hunter Research, Inc.

		1924
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Boyd's Ocean City Directory	1922
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
(None Listed)	West Jersey History Project	2013
(None Listed)	Polk's Ocean City Directory	1928
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 American: Ocean City, New Jersey	1996
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
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
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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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: 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

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1437183049**

Page 3

☐ (Primary Contact)

Historic District ? ☒

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: 69

*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.

☐ (Primary Contact)

**Property ID:**

**-1437183049**

Page 4

## CONTINUATION SHEET

730 Wesley Avenue



Photograph 2: Oblique view of the garage located at the rear of 730 Wesley Avenue. View looking east.

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

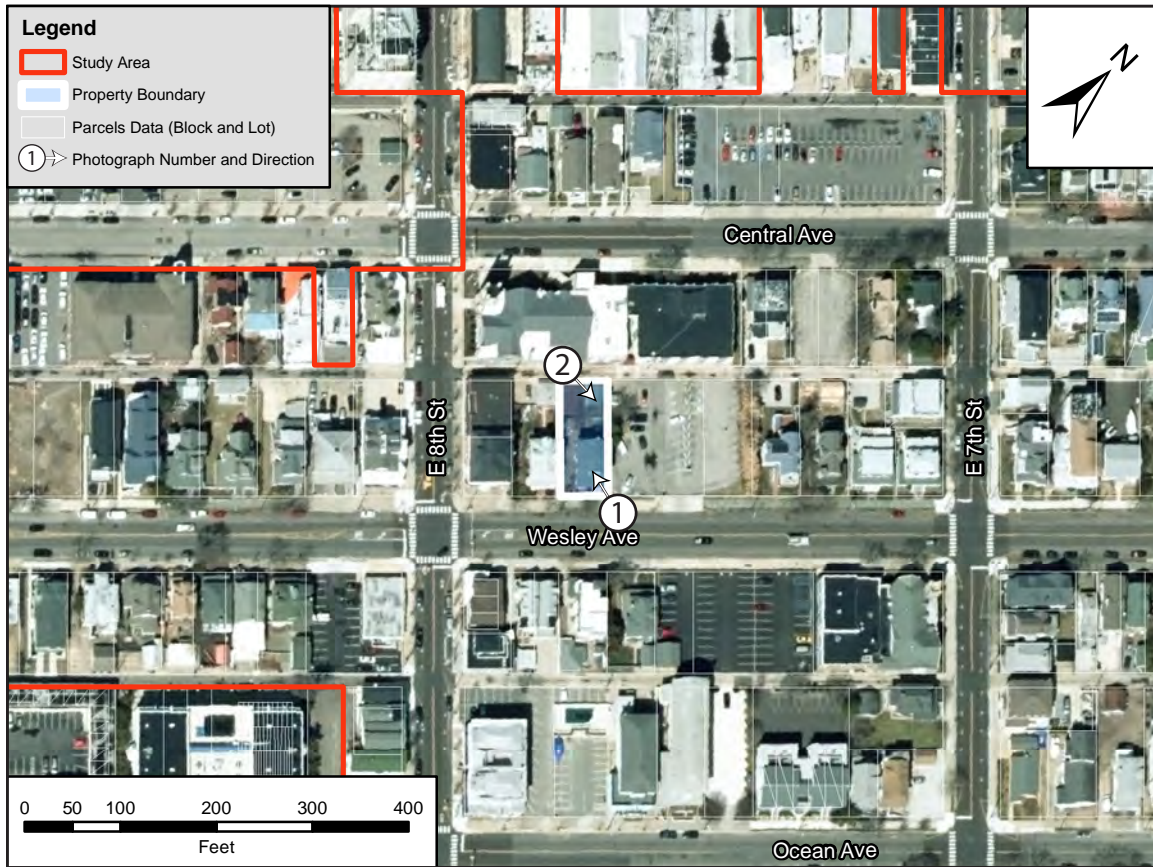
**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 706, Lot 15  
730 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 871669070

**Property Name:** 732 Wesley Ave.  
**Address:** 732 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	706	16

### Property Photo:



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

### Description:

The property at 732 Wesley Avenue consists of a circa 1901 main dwelling and a circa 1920 garage. Both are evaluated contributing.

#### Main Dwelling

This 2.5-story, 3-bay, vernacular, wood-frame, American Foursquare dwelling was constructed in 1901 with Queen Anne-style influences. It has an asphalt-shingle pyramidal hip roof with moderately overhanging eaves above a dentiled wood cornice. Gabled dormers are located on the front, side and rear elevations. The dormer on the front elevation is pedimented. The first story is finished with running-bond brick, the second story is finished with the wood shingles and the dormers are finished with unoriginal asbestos shingles. A 2-sided, triangular bay is located at the first story of the north (side) elevation. An interior brick chimney projects from the north slope of the roof adjacent to the dormer on the north elevation, and an interior brick chimney projects from the roof ridge of the rear dormer. Windows contain replacement double-hung 1/1 vinyl sash with faux 8/1 and 6/1 muntins. The windows possess plain wood sills, lintels and casings, and fixed louvered wood shutters frame the double-hung, second-story windows on the front elevation. A round window featuring a plain wood casing and four wood keystones is centered in the second story of the front elevation. A full-width porch spans the front elevation at the first story. It has a hip roof above a dentiled cornice supported by grouped wood Doric columns set on brick piers that extend to the ground and is enclosed by turned wood post railings. The porch has been enclosed with paneled wood inserts and is shielded by modern cloth

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

871669070

**Organization:** Hunter Research, Inc.

awnings. Access is via a wood staircase with turned wood post railings and brick piers. The porch contains a center-hall entry, which holds an unoriginal glazed wood door framed by sidelights and surmounted by a transom. The house sits on a full-height brick basement featuring flat brick arches with stone keystones above the windows. The dwelling has a small front yard landscaped with a lawn and bushes set in mulched 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, 732 Wesley Avenue was constructed in 1901. Historic maps confirm this date of construction with the dwelling first appearing on the 1909 Sanborn map as a 3-story, wood-frame, rectangular dwelling faced with brick and with a full-width porch. The 1922 Ocean City Directory reports that Ella S. Scull, a widow, occupied the house. The dwelling is an example of a Queen Anne-style American Foursquare. Although the American Foursquare type is common within the Ocean City Residential Historic Districts, with most examples dating from the 1900s to the 1920s, those displaying Queen Anne-style influences are relatively rare.

732 Wesley Avenue was built in the 1900s 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. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1909. It has high integrity of design, workmanship and exterior materials, retaining its original brick and wood shingle siding and Queen Anne-style decorative details. The full-width porch and full-height brick basement survive. It also retains a historically appropriate fenestration pattern, although most of the window sashes have been replaced. 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.

#### Garage

A circa 1920, 1-story, 1-bay, detached wood-frame garage is located at the rear of the property. It has an asphalt-shingle hip roof with moderately overhanging eaves above a dentiled cornice. It is finished with wood shingles and running-bond brick. The windows contain the original double-hung 9/1 wood sash and have plain wood sills, lintels and casings. An entry containing a replacement paneled vinyl garage door grants access to the interior.

The detached garage is also contributing because it was constructed during the period of significance, retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937, its original wood shingle and brick exterior fabric and its original wood windows.

#### 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. Wesley 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 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 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 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:

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)

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

871669070

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
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	
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Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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	1892	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	
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	
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 v12: 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:**

871669070

Page 3

☐ (Primary Contact)



**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 370

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:**

**871669070**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

732 Wesley Avenue

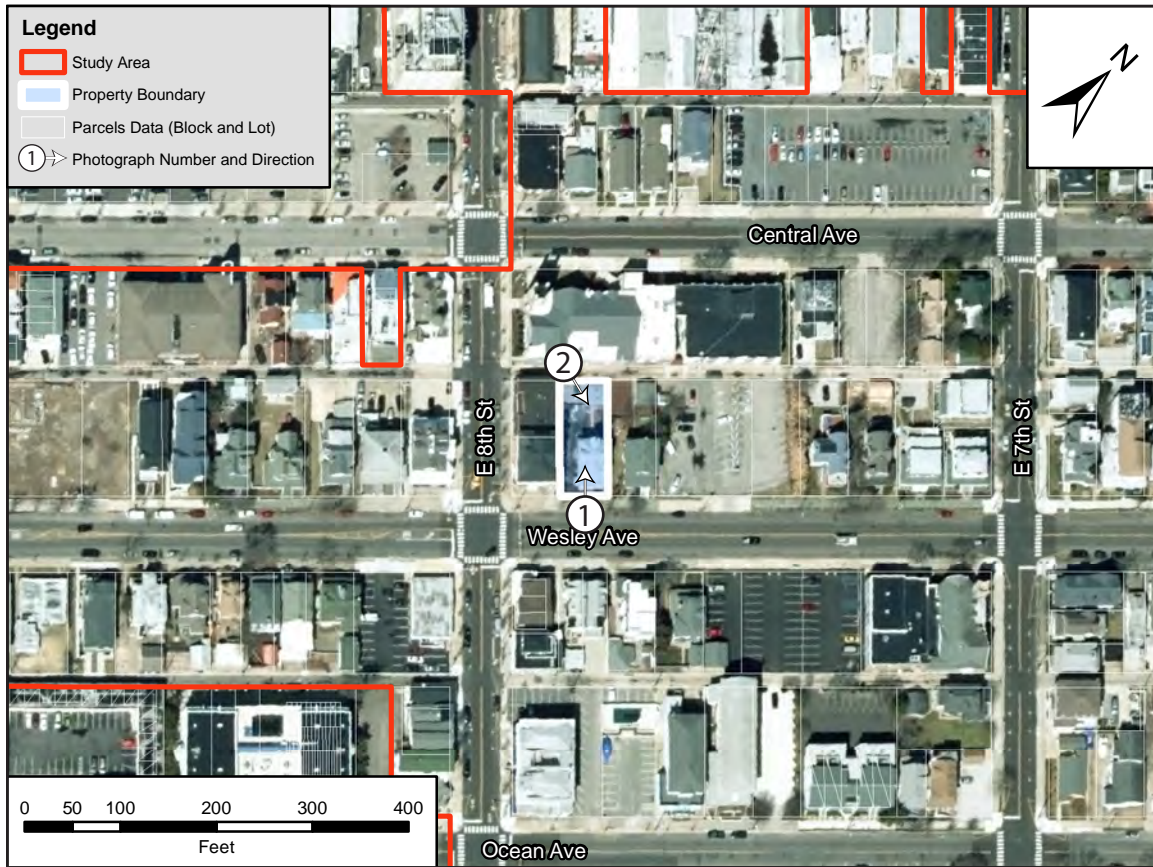


Photograph 2: Oblique view of the garage at the rear of 732 Wesley Avenue. View looking east.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 706, Lot 16  
732 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 886291127

**Property Name:** 733-735 Wesley Ave.

**Ownership:** Private

**Address:** 733-735 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	4
CAPE_MAY	Ocean City		Ocean City	705	3

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The property at 733-735 Wesley Avenue consists of a circa 1880-1890 main dwelling and a highly altered circa 1925 garage. The dwelling is evaluated contributing and the garage is non-contributing.

#### Main Dwelling

This 2.5-story, 4-bay, vernacular, wood-frame, rectangular-plan duplex was constructed in the 1880s in the Queen Anne style. It features paired front-facing gables clad with asphalt shingles. Three-sided, hexagonal bays are located at the front of the north and south side elevations. These are surmounted by pyramidal hip roofs that intersect with the front-facing gables. A pent roof spans the front elevation and encloses the gables. The pent roof and hexagonal bays have exposed rafters. The duplex is clad with unoriginal asbestos shingles. Three-sided square bays are cantilevered from the second story at the rear of the north and south elevations. Exterior brick chimneys are located on the north and south elevations between the hexagonal and square bays. The majority of windows contain replacement double-hung 1/1 vinyl sash, though the original double-hung wood windows holding sash featuring Queen Anne-style patterned muntins and colored glass survive at both stories in the hexagonal bay on the south elevation and at the second story in the hexagonal bay on the north elevation. All windows have plain wood sills, lintels and casings. A full-width porch spans the front elevation. It has a shed roof above a

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

886291127

**Organization:** Hunter Research, Inc.



band of carved decorative wood trim impressed with circular designs supported by turned wood posts and wood picket railings. A cross gable containing carved wood ornamentation marks the centered entries, which are access via paired wood staircases with wood picket railings. The front entries contain replacement glazed doors with faux muntins and are surmounted by transoms. The transom above the door to 733 Wesley Avenue has been infilled. A concrete foundation supports the duplex. The building has not been elevated or otherwise altered for flood protection.

Stylistic and physical evidence indicates that 733-735 Wesley Avenue was constructed in the 1880s. Historic maps confirm this date of construction, with the building first appearing on the 1890 Sanborn map as 2-story, rectangular, wood-frame duplex with a full-width porch. The 1890s Sanborn map identifies the duplex as 731-733 Wesley Avenue. According to the 1921 Ocean City Directory, Leon and Helma Breckley and May J. Harris occupied 733 Wesley Avenue. Leon Breckley worked as a carpenter and May J. Harris was a dressmaker. The 1921 Ocean City Directory reports that Aurora Evans, Harry H. Lake, Charles P. Lake, Harvey Y. Lake and Mrs. Rachel R. Thomas inhabited 735 Wesley Avenue. Harry H. Lake was a jeweler and a state licensed optician with an office at 841 Asbury Avenue. Charles P. Lake identified his profession as treasurer, and Harvey P. Lake worked in real estate. The duplex 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.

733-735 Wesley 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 approximately two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1890. It also retains a historically appropriate fenestration pattern, though most of the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, and all of the Queen Anne-style ornamentation, apart from the carved wood ornamentation beneath the porch roof and in the cross gable at the porch roof, has been removed 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.

#### Garage

A circa 1925, 1-story, 2-bay, detached garage is located at the rear of the property behind 735 Wesley Avenue. It has a shed roof covered with rolled asphalt and is clad with vinyl siding. Historic maps indicate that a non-extant garage for 733 Wesley Avenue was originally attached to the north elevation, and the form of the extant garage indicates that it probably had a gable-front form. An entry containing a replacement paneled vinyl garage door grants access to the interior. The duplex has a small front yard landscaped with raised beds featuring concrete-block retaining walls and planted with bushes and is set a short distance from the sidewalk.

Although the detached garage retains its historic orientation and was constructed during the period of significance of the Ocean City Residential Historic District, it is non-contributing because the demolition of the portion of the building associated with 733 Wesley Avenue has obscured its original form and massing and all exterior materials are modern replacements.

#### 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. Wesley 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 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 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 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:

Site Map:

(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.

**Property ID:**

☐ (Primary Contact)

**886291127**

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
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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 v12: 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:****886291127**

Page 3

☐ (Primary Contact)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 371

*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:**

886291127

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

733-735 Wesley Avenue

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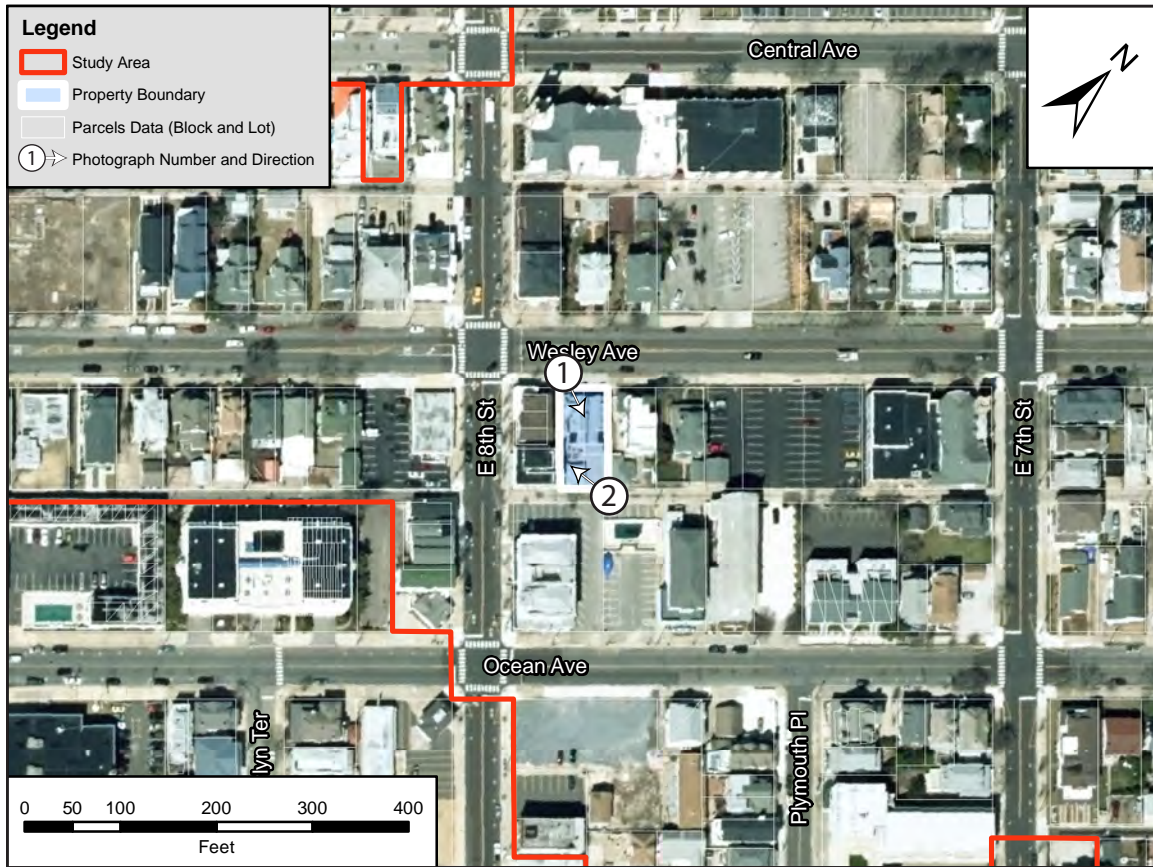
Photograph 2: Oblique view of the garage at the rear of 733-735 Wesley Avenue. View looking west.

---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
 Block 705, Lot 4 and 5  
 733-735 Wesley Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-657619145**

**Property Name:** 737 Wesley Avenue  
**Address:** 737 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	705	1

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3.5-story mixed-used building was constructed in 2006. The first story is commercial, and the second and third stories contain condominium units. It has an asphalt-shingle cross-gable roof with projecting bays on the front elevation and at the rear of the south elevation topped by faux gambrel roofs set within projecting cross gables. The building is clad with vinyl siding. Second- and third-story windows contain a mix of double-hung 1/1 vinyl windows featuring faux 4/1 and 6/1 muntins and six-light awning windows. Square four-light fixed vinyl windows are located at the attic level. The front half of the first story is utilized for commercial purposes and currently houses Lincoln Land Transfer. It projects beyond the main wall face and has a hip roof supported by Doric columns and vinyl picture windows. The side-hall front entry to Lincoln Land Transfer is marked by a prominent cross gable and contains paired glazed doors surmounted by a transom. A 2-story porch sits on top of the first-story commercial unit and wraps around the front and south elevations. Access from the interior is via sliding glass doors with faux muntins. A 3-story staircase located at the rear elevation appears to provide access to the entries to the condominium units. The building sits on a concrete foundation. It has a small front yard that is covered with gravel and planted with decorative bushes and is set a short distance from the sidewalk. An asphalt driveway is located at the north side of the building and provides access to a two-car garage at the first story. The asphalt-paved street has concrete sidewalks with grass between the curb and the walkway and is lined with trees.

According to tax records, 737 Wesley Avenue was constructed in 2006. A review of historic aerials confirms this date, with the dwelling first

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-657619145**

Page 1

☐ (Primary Contact)

appearing on a historic aerial dating to 2007 (NETR 2007). It replaced a late-19th to early-20th-century wood-frame commercial building (Sanborn Map Company 1909, 1937; NETR 2007). It occupies a prominent position in the Ocean City Residential Historic District at the east corner of Wesley Avenue and Eighth Street.

737 Wesley Avenue is non-contributing to the Ocean City Residential Historic District because its 2006 date of construction post-dates the period of significance. The building is in a 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 Ocean City Residential Historic District.

**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. It sits at the corner of Wesley Avenue and Seventh Street across from the First Presbyterian Church and is oriented to Seventh Street. Wesley 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 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 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 between 5th and 6th Streets.

Eighth Street is one of the streets that run approximately east-west through the district and connect it to the boardwalk and the Atlantic Ocean. Like Wesley Avenue, Seventh Street is a two-lane asphalt road featuring concrete curbs and sidewalks. Commercial buildings, including stores, hotels and restaurants, line both sides of the street and are typically oriented to the street. Residences are rare. The buildings often exceed two stories in height, are set immediately adjacent or a short distance from the street and occupy large lots. Landscaping is virtually non-existent, with most open space on properties utilized as concrete sidewalks or patios or asphalt parking lots.

**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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
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 American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-657619145**

**Organization:** Hunter Research, Inc.

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
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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	1892
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
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
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v2: Non-contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 229

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:**

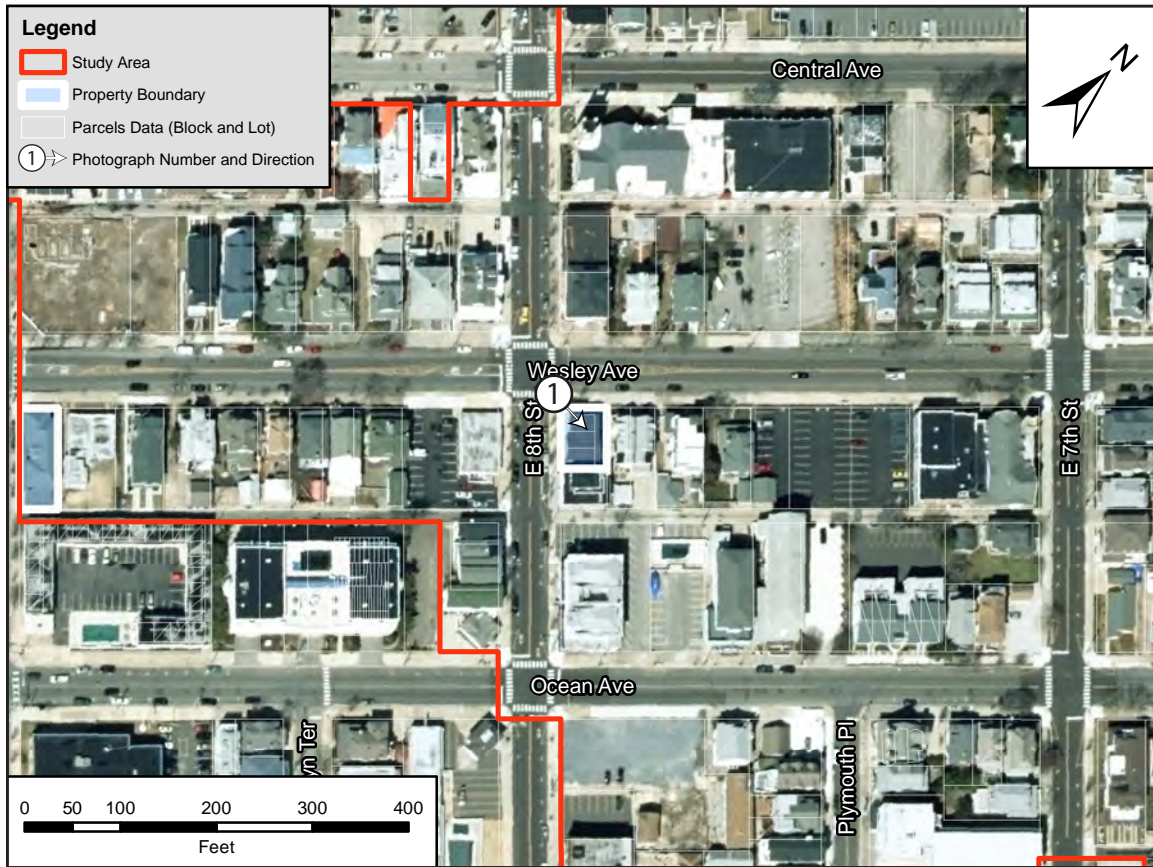
☐ (Primary Contact)

**-657619145**

Page 3



Ocean City Architectural Survey  
Block 705, Lot 1  
737 Wesley Avenue  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1161598806

**Property Name:** 738 Wesley Ave.  
**Address:** 738 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	706	18

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 3.5-story, 6-bay, vernacular, wood-frame, mixed-use building was constructed circa 1915. It is historically and today commercial on the first story and residential on the second and third stories, containing apartments. It has a low-pitched, asphalt-shingle, pyramidal hip roof and is clad with stucco at the first story and with replacement vinyl siding at the second and third stories on the front and south elevations and brick at the first story and asbestos shingles at the second and third stories on the rear and north elevations. Hipped 2-bay dormers are located on the front, side and rear elevations. A 2-story, 3-sided, hexagonal bay projects above the first story on the south (side) elevation. Balconies span the center two-bays of the front elevation, which are recessed. These feature walls clad with vinyl siding and topped by wood picket railings. An interior brick chimney projects from the roof slope at the north corner of the building. The second- and third-story windows contain replacement double-hung 1/1 sash, while the first-story storefronts have a modern character with replacement 3-sided, square metal bay windows and picture windows. One of the bay windows has been boarded over. A pent-roof finished with diamond-pattern asbestos shingles wraps around the front and south elevations and is set above what appear to be possibly original cast-iron pilasters. The first story is occupied by Romeo's Pizza and Restaurant, whose chamfered entry is located at the south corner of the building and contains modern sliding metal doors. An additional entry that presumably provides access to the second- and third-story apartments is located the north corner of the front elevation, and an additional entry that appears to provide access to a vacant commercial unit on the first story is located at the west corner of the south elevation. The building occupies the bulk of the lot, and the front and side yards have been paved with concrete and blend in with the sidewalk. The asphalt-paved street has concrete sidewalks with grass between the curb and the

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1161598806

**Organization:** Hunter Research, Inc.

walkway and is lined with trees. The building has not been elevated or otherwise altered for flood protection.

It is estimated that 738 Wesley Avenue was constructed circa 1915 as a mixed-use building. Historic aerials confirm this date of construction, with the building first appearing on an aerial photograph dating to 1920 (NETR 1920). According to the 1921 Ocean City Directory, the building was occupied by Emma Brenneman and Mrs. Mary Brenneman. Emma Brenneman listed her occupation as jewelry. The building is an example of an early-20th-century mixed-used building constructed within the Ocean City Residential Historic District during the first four decades of its architectural development.

738 Wesley Avenue was built circa 1915 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot at the north corner of Wesley Avenue and Eighth Street two blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by 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 almost entirely modern replacement material, and any original details have been lost or covered over. The building 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 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. It sits at the corner of Wesley Avenue and Seventh Street across from the First Presbyterian Church and is oriented to Seventh Street. Wesley 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 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 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 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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	West Jersey History Project	2013		
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		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1161598806**

**Organization:** Hunter Research, Inc.

Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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	1894
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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	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 v12: Non-contributing to H.D. (1/1/1990)

Notes: Evaluated as contributing to the Ocean City Residential Historic District in 2001 and 2018.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 325

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:**

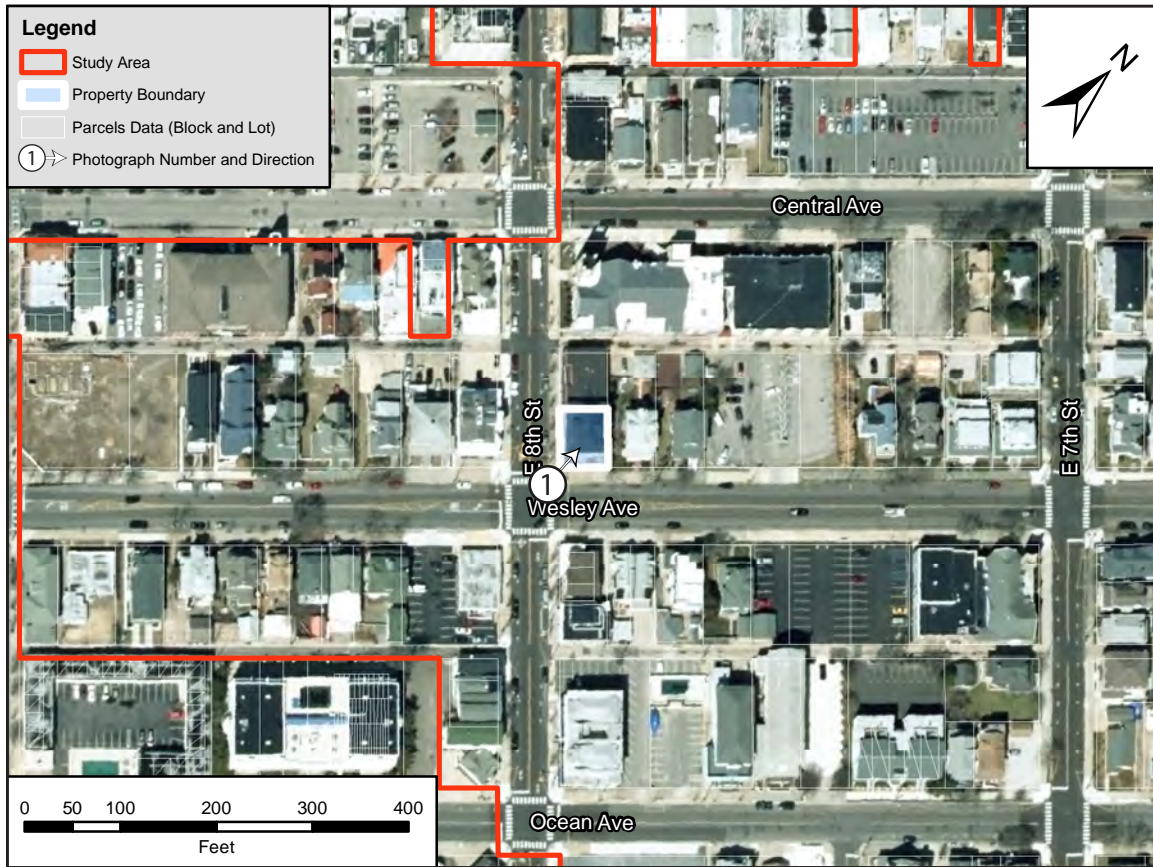
**1161598806**

Page 3

☐ (Primary Contact)



Ocean City Architectural Survey  
Block 706, Lot 18  
738 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1835443606**

**Property Name:** 800 Wesley Ave.  
**Address:** 800 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	805	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 5-bay, irregular-plan, wood-frame, Queen Anne-style residential and commercial building was constructed circa 1906. The building's hipped roof is clad in asphalt shingles and features a widow's walk along the roof ridge and a brick chimney on the ridge of the east-facing dormer. Large gabled and pedimented dormers with paired windows are located on all elevations of the roof. On the front elevation, the large gabled dormer's cornice is broken at the peak with decoration. It also has a railing projecting from its cornice on the east and west sides of the dormer. The front-facing dormer houses three windows and has a replacement vinyl spindle and railing-enclosed balcony above the third story porch. The front (north) elevation also has an additional gabled and pedimented dormer that houses a single window. The northeast corner of the building has a 2-story circular tower that is clad in vertical wood siding. The remainder of the dwelling is covered in replacement vinyl siding. The second story features a very elaborate (for Ocean City) partial-width wood porch centered under the gabled dormer. The porch is supported by large Ionic columns and has a decorative cornice with dentils and buttons. There are Ionic pilasters at the back corners of the porch framing an oval window in a wood surround. The porch is enclosed with replacement vinyl turned spindles, railings, and features a decorative wood arch over a projecting, semi-circular balcony. The first story is dominated by a porch that wraps around the front, east and west elevations. The hipped porch roof is clad with standing seam metal, has a thick wood cornice lined with dentils, and is supported by round Doric columns. There is a fully enclosed portion of the porch that sits under the partial-width second-story porch and balcony. The enclosed section has three wood arches over wood windows and houses an east-facing glazed entry to the first story porch. The porch shields a 1-story, 3-sided bay window to the right of the enclosure. The western

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1835443606**

**Organization:** Hunter Research, Inc.

section of the wraparound porch is fully enclosed and houses another east-facing glazed entry to the porch. Windows are wood sash with vertical muntins dividing the top panes into 7 narrow lights and single panes in the bottom sash. They are surrounded by wood lintels, casings and sills. The dwelling rests on a full-height replacement brick basement that houses several retail spaces and the main entry to the upper floors of the building. The primary entry is located in the center of the front elevation and is slightly recessed into the basement. It features a partially glazed and paneled door with single-pane sidelights that are accented by faux lintels and keystones in the brickwork. Above the door are wood brackets in the corners of the recession. The full-height basement houses storefronts along Wesley Avenue and Eighth Street that are numbered 510 to 516 Eighth Street. The basement is partially covered with a standing seam metal roof that has a thick cornice. The storefronts are evenly spaced around the base of the building with replacement partially glazed and paneled doors marking the entryways. Most of the doors are surrounded by transoms and/or sidelights. Replacement picture windows with wood frames surrounded by smaller panes comprise the other storefront features of the spaces. The sidelights and smaller panes of the storefront in the rightmost bay of the front elevation are replacement louvre windows. A primary entry at the street level is shielded by a flat-roof portico that is supported by large wood brackets and faces the intersection of Wesley Avenue and Eighth Street. There is a parking lot on the property between the western elevation of the building and the alley that runs between Wesley Avenue and Central Avenue. The building has not been elevated or otherwise altered for flood protection.

800 Wesley Avenue was built circa 1903, according to a plaque on the building and a website dedicated to the advertisement of the building's rental spaces (The Historic Riverboat House 2018), however secondary sources suggest the date is actually 1906 based on local newspaper articles (Avedissian 2017; Schenck 2018). The building appears on a Sanborn fire insurance map of 1909 and is shown as a wood-frame, irregular-plan dwelling with a 1-story wraparound porch on its northern, eastern and western elevations and a circular tower at its northeastern corner. The building was constructed for Lewis M. Cresse, who became the "executive head of the Ocean City office of the Central Trust Company of Camden" in 1896 (Hall 1899). Cresse was elected to the state assembly in 1900 and served as Ocean City's mayor from 1907 to 1911 (Miller 2003). According to the 1922 Ocean City Directory, Cecilia Cresse, then a widow, lived at 800 Wesley Avenue. The building has experienced changes since its construction, including the removal of the staircases from the northern and eastern elevations, and the enclosure of the western portion of the wraparound porch. The basement of the building, which originally served as servants' quarters for the Cresse family, was converted to commercial space prior to 1937 and among its tenants was the Marlyn Coffee Shop (Ocean City Sentinel 2017; Sanborn Map Company 1937). In 1964, the building was purchased by the Riverboat Club, which was a private gentlemen's club that notably served alcohol to its members in a historically dry city (Ocean City Sentinel 2017). Facing financial troubles, the Riverboat Club dissolved in December 2016 and sold the building. The building now serves as a residential rental and event space on the upper stories with a commercial area in the full-height basement. According to local newspaper articles, much of the interior of the building retains its historic integrity, though some modern alterations have been made in the living spaces and retail spaces. Exterior modifications include the enclosure of the western portion of the wraparound porch, the removal of the arched pediment marking the east entry, the removal of the staircases on the north and east elevations, and the alteration of the basement to accommodate retail space. 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 Free Classic subtype, of which 800 Wesley Avenue is an example, drew upon elements of classical styles, including columns, cornice-line dentils and Palladian windows. 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.

800 Wesley Avenue was built circa 1906 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 the corner Wesley Avenue and Eighth Street. The building retains its historic orientation, form and massing as documented by historic Sanborn fire insurance maps of 1909 and 1937. Much of the dwelling retains a mostly historically appropriate fenestration pattern, though some changes have occurred with the partial enclosures of the porch and the alteration of the basement into retail space. Visible exterior fabric is mixture of historically appropriate and modern replacement materials, though most of the wood finishes remain. 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 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 and NR 3/20/2003), as designated at those dates. Wesley 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. Wesley 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:

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1835443606**

Page 2

☐ (Primary Contact)

☐ 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)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Ocean City Sentinel	2017	
(None Listed)	The Historic Riverboat House	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
Avedissian, Eric	"Bon voyage, Riverboat Club," Ocean City Sentinel.	2017	
Boston Public Library	Tichnor Brothers Postcard Collection		
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	
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Historic Riverboat House	Historic Riverboat House, online at <a href="http://riverboatoc.com">http://riverboatoc.com</a>	2018	
McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
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Ocean City Div. of Planning & Development	Historic District Survey Forms	1991	
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1835443606**

**Organization:** Hunter Research, Inc.



Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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, Cape May County, New Jersey	1909
Sanborn Map Company	Ocean City	1923
Schenck, Craig	"Historical gem offers space for living, working right downtown," Ocean City Sentinel.	2018
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: 510-516 Eighth Street changed to 800 Wesley Avenue based on fieldwork verification. Evaluated contributing not key contributing by 2018 survey due to alterations.

800 Wesley Avenue is recommended contributing in the 2018 survey, not key-contributing (Ocean City Division of Planning & Development 1991; Bzdak 2001) due to diminishment of integrity.

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

---

**INTENSIVE-LEVEL USE ONLY:**

<b>Attachments Included:</b>	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)

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Conversion Problem? ☐ ConversionNote: 89

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:**

**-1835443606**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

800 Wesley Avenue



Photograph 2: View of the east elevation of 800 Wesley Avenue looking west.

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

**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

## CONTINUATION SHEET

800 Wesley Avenue



Photograph 3: View of the west elevation of 800 Wesley Avenue looking east.

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

**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

## CONTINUATION SHEET

## 800 Wesley Avenue

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Photograph 4: A 1906 view of 800 Wesley Avenue with Lewis Cresse in front of his home with his wife, Cecilia, and their chauffeur in the car. Source: Miller 2003.

---

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

**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



## CONTINUATION SHEET

800 Wesley Avenue

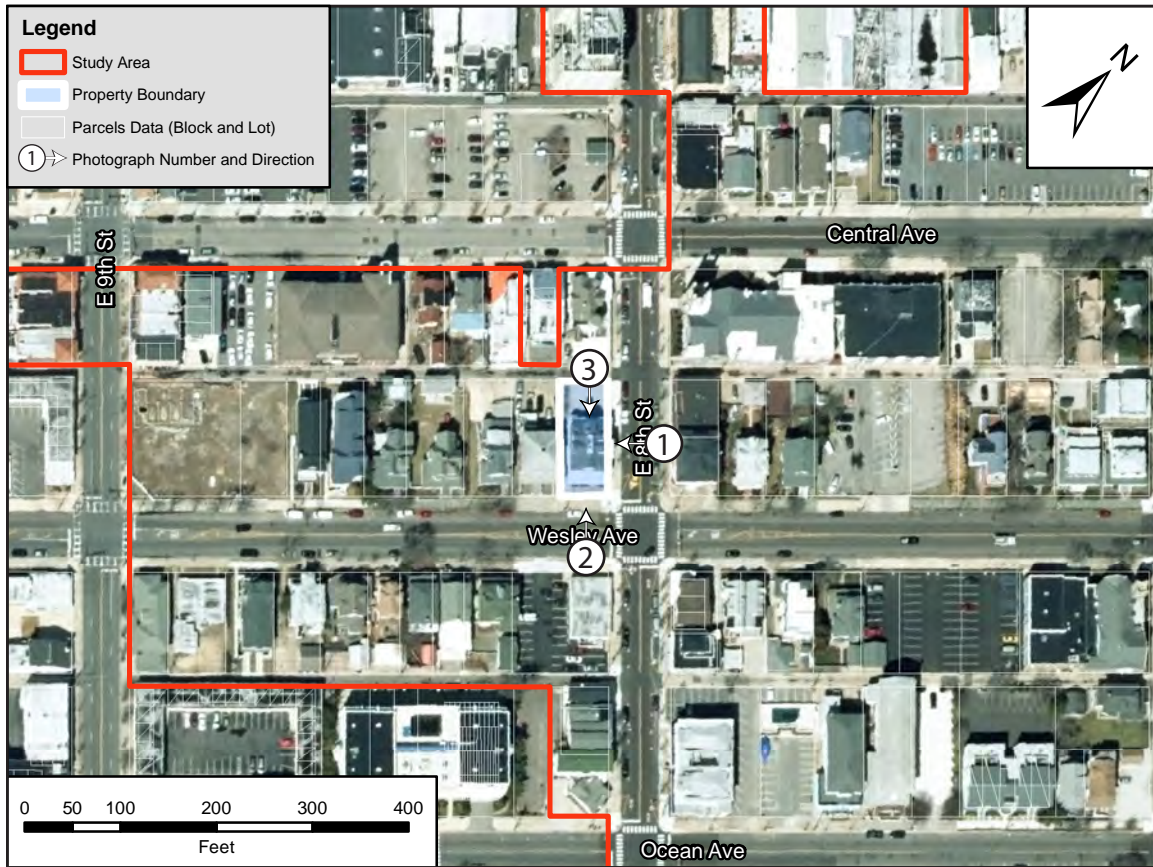


Photograph 5: A 1930-1945 view of the east elevation of 800 Wesley Avenue operated as the Marlyn Coffee Shop. Source: Tichnor Brothers Postcard Collection, Boston Public Library.

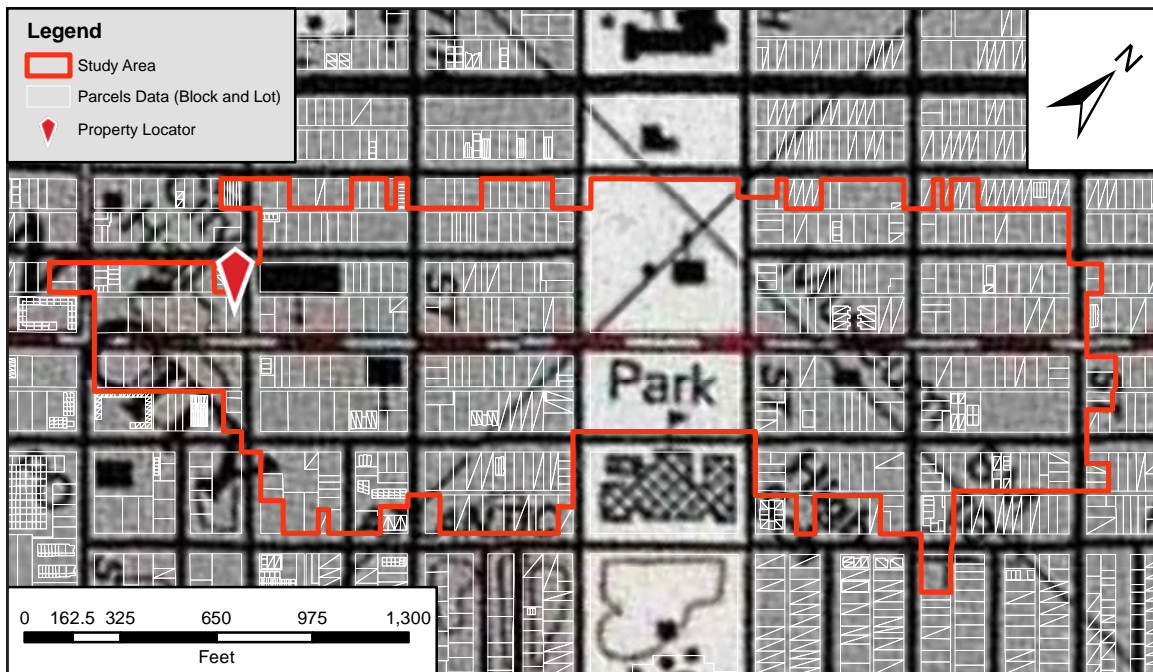
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 805, Lot 12  
800 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1044850600**

**Property Name:** 801 Wesley Ave.  
**Address:** 801 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	804	9

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 1-story, 2-bay, vernacular, rectangular, concrete-block commercial building was constructed in 1969. It has a flat roof and is clad with running-bond brick on the front elevation and north elevations. A metal picture window surmounted by a blue awning appears on the north elevation. The chamfered front entry is located at the northern corner of the building, contains paired glazed metal doors and is overhung by the flat roof. The foundation was not visible. The building is located immediately adjacent to the sidewalk at the corner of Wesley Avenue and Eighth Street. A parking lot surrounds the building and occupies the rest of the property.

According to tax records, 801 Wesley Avenue was constructed in 1969. A review of aerial photographs confirms this date of construction, with the building first appearing on an aerial dating to 1970 (NETR 1970). It replaced the Wesley Arms Hotel, which was constructed in 1899 as the Hotel Mayberry and was demolished in 1963 (Miller 2014).

801 Wesley Avenue is located on a rectangular lot at the corner of Wesley Avenue and Eighth Street approximately two blocks south of the camp meeting park. It was constructed in 1969 and is less than 50 years of age at the time of this survey. In addition, it is an individually undistinguished example of mid- to late-20th-century vernacular commercial architecture and has no known associations with significant historical events or people. As such, it is judged to not be individually eligible for the New Jersey and National Registers of Historic Places.

### Setting:

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1044850600**

Page 1

☐ (Primary Contact)

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 Wesley Avenue and Eighth 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 is located in an area at the edge of the district that has a commercial character that is distinguishable from the dominant pre-1956 residential character of the district. Properties on the south side of Eighth Street (612 Eighth Street, 618 Eighth Street and 800 Ocean Avenue) are also commercial or mixed-use.

801 Wesley Avenue is located at the corner of Wesley Avenue and Eighth Street and is oriented towards the intersection. Wesley 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, Wesley 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 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?:** ☐

**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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and	Images of America: Ocean City, New Jersey, Volume II	1998	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1044850600**

**Organization:** Hunter Research, Inc.



Robert J.		
McLaughlin, Mark	Ocean City, NJ	1999
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	Ocean City: America's Greatest Family Resort	2003
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	1895
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	1892
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
Sanborn Map Company	Insurance Maps of the New Jersey Coast	1890
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished:

Survey: : ()

Notes: Recommended removal from boundaries of the local Ocean City Historic District and not located within the boundaries of the Ocean City Residential Historic District in 2018 due to 1969 date of construction and commercial character.

**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: 416

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.

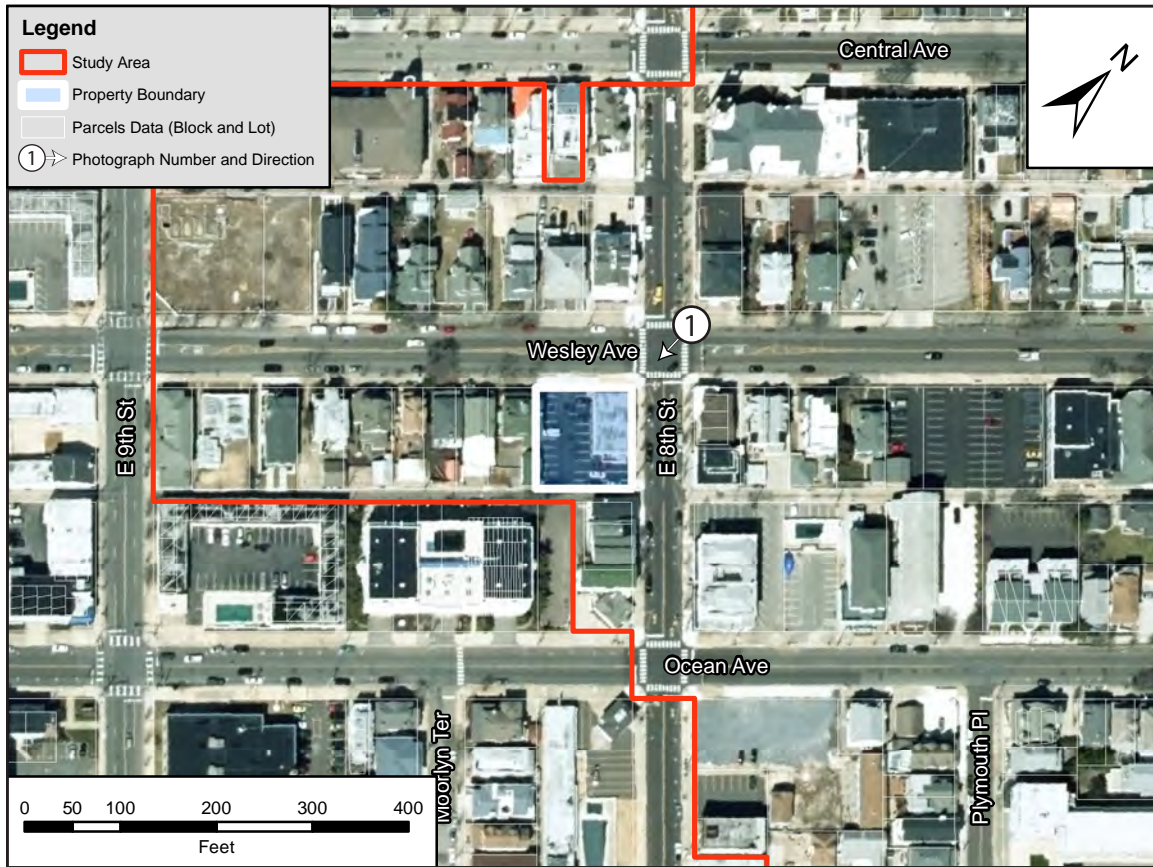
**Property ID:**

**-1044850600**

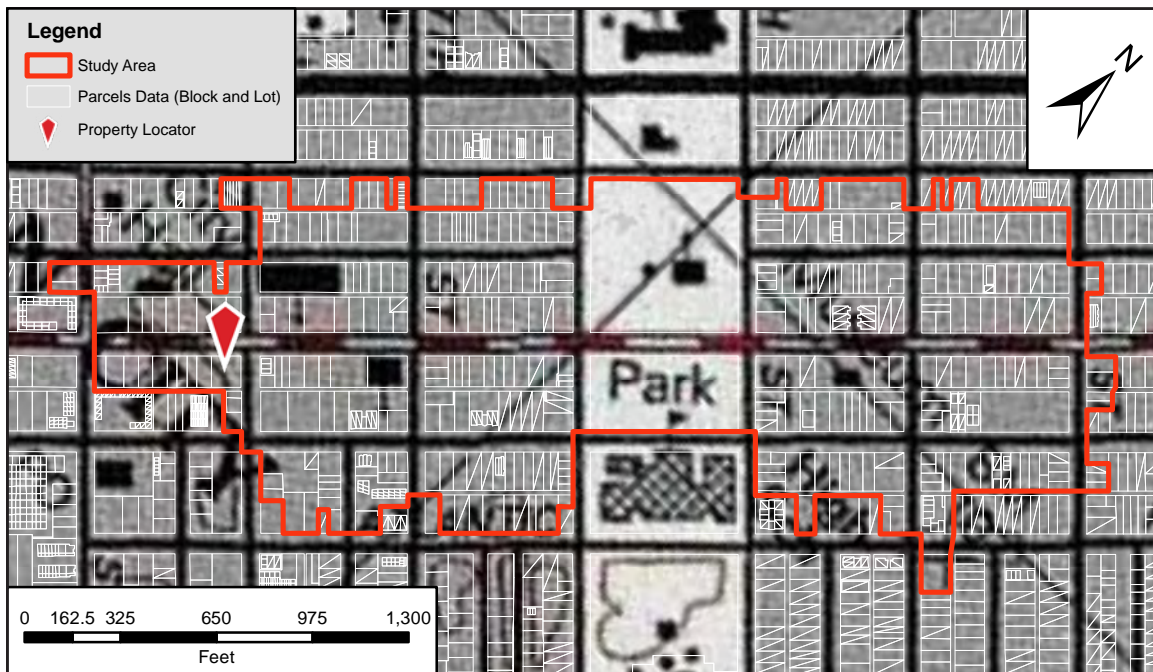
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 804, Lot 9  
801 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-1368253507**

**Property Name:** 804 Wesley Ave.  
**Address:** 804 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	805	13

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, wood-frame, rectangular dwelling was constructed between 1890 and 1903 in the Italian Renaissance style. It has a low-pitched, asphalt-shingle hip roof with deeply overhanging eaves and decorative exposed rafters. It is finished with running-bond iron-spotted Roman bricks at the first story and wood shingles at the second and third stories. A narrow band of molded wood trim separates the second and third stories and wraps around the building. An exterior iron-spotted Roman brick chimney featuring decorative pattern work is located on the north elevation, and an exterior iron-spotted Roman brick chimney whose chimney stack has been removed is located on the south elevation. All windows, except for the round window centered at the third story on the front elevation, contain replacement double-hung 1/1 vinyl sash. The first- and second-story windows have wood sills, lintels and casings and the second-story windows have molded crowns. The first-story windows are set in arched openings, have wood sills and are surmounted by arched brick lintels with molded keystones. The front façade is dominated by the first-story porch, which spans the front elevation and wraps around the north elevation. It has a hip roof supported by grouped Doric and paneled square columns and has turned wood post railings. The porch shields the center-hall front entry, which contains a glazed and paneled wood door set in a Tudor arch opening and flanked by sidelights and surmounted by a decorative molded keystone. Access to the porch is via the original wood staircase, which features turned wood spindle railings and brick newel posts. A recessed arched balcony with decorative wood railings is centered above the porch at the second story. The house sits on a full-height basement finished with iron-spotted Roman bricks. An additional entry is located at the north corner of the basement. It holds a replacement glazed door with faux muntins framed by sidelights and is shielded by an arched hood supported

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1368253507**

Page 1

☐ (Primary Contact)

by square wood posts set on brick retaining walls. The house has a small front yard that is comprised of raised beds with iron-spotted Roman brick retaining walls and 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.

804 Wesley Avenue was constructed between 1890 and 1903. It first appears on a bird's-eye view of Ocean City published in 1903 (Taylor 1903). According to the 1928 Ocean City Directory, Adam F. Shaner occupied the house. Shaner did not list an occupation. By 1937, the residence operated as a rooming house (Sanborn Map Company 1937). The dwelling is an example of the Italian Renaissance Revival style, which differed from the earlier Italianate style in that it sought to more accurately mimic their Italian architectural models. It first appeared in the late 19th century, but it only reached its peak popularity after World War I. The Italian Renaissance style also differed from the Italianate style in that it favored masonry cladding over wood cladding.

804 Wesley Avenue was built between 1890 and 1903 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than three blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern although all window sashes have been replaced. Although the dwelling is Italian Renaissance in form and massing and possesses some Italian Renaissance-style decorative details, it also lacks important character-defining features of the Italian Renaissance style, most notably a symmetrical façade, a bracketed roof and masonry cladding. The first-story brick cladding is obscured by the wraparound porch, and the second- and third-story wood shingles, though original, are not characteristic of the Italian Renaissance style. Alterations, including a replacement asphalt-shingle roof and a replacement door at the basement level, have impacted integrity of materials and workmanship, but the dwelling 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 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. It sits at the corner of Wesley Avenue and Seventh Street across from the First Presbyterian Church and is oriented to Seventh Street. Wesley 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 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 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 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Boyd's Ocean City Directory	1922	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1368253507**

**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 American: Ocean City, New Jersey	1996
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
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
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	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
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Evaluated as key contributing by 2001 NR/SR nomination (Bzdak), but evaluated as contributing in 2018 because it lacks individual significance as a representative example of the Italian Renaissance style (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)

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1368253507**

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote: 373

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.

☐ (Primary Contact)

**Property ID:**

**-1368253507**

Page 4

## CONTINUATION SHEET

## 804 Wesley Avenue

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Photograph 2: View Wesley Avenue looking south from Eighth Street showing 804 Wesley Avenue second from the right, 1905. Source: McLaughlin 1999.

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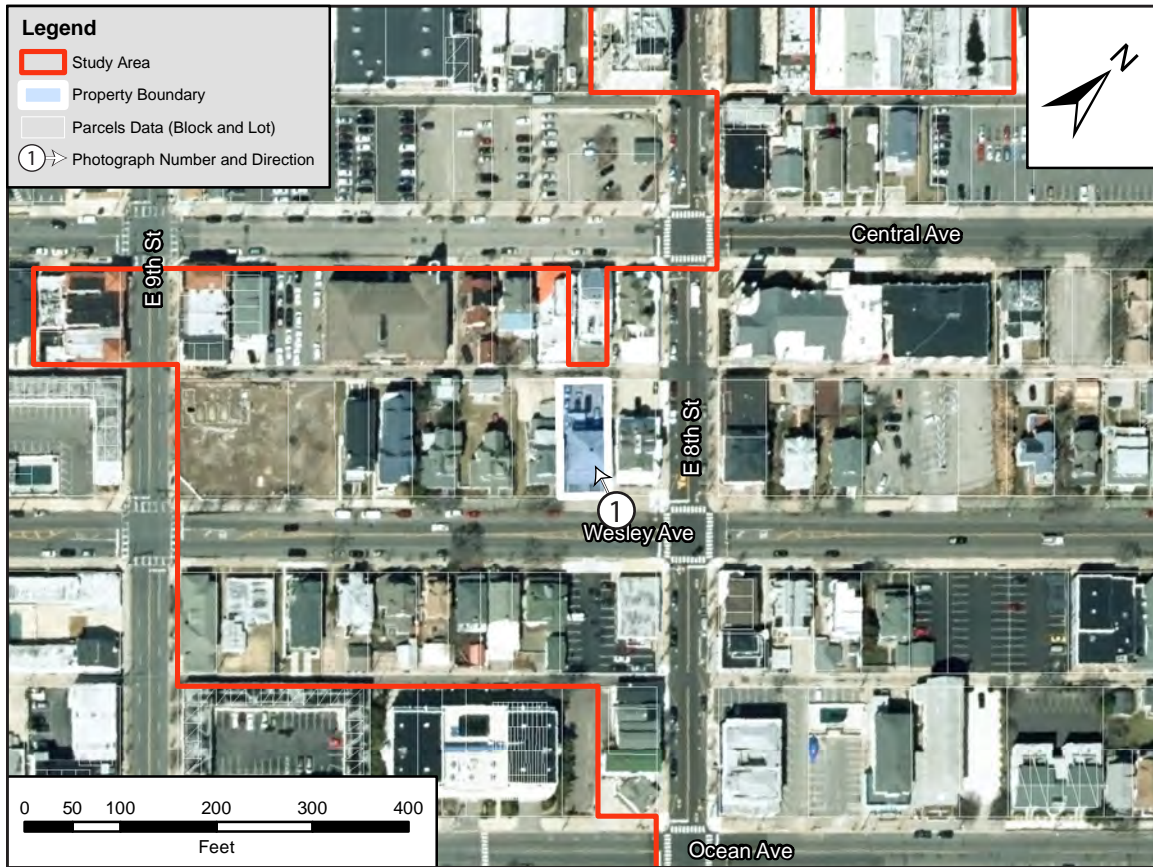
**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Date:** June 2018

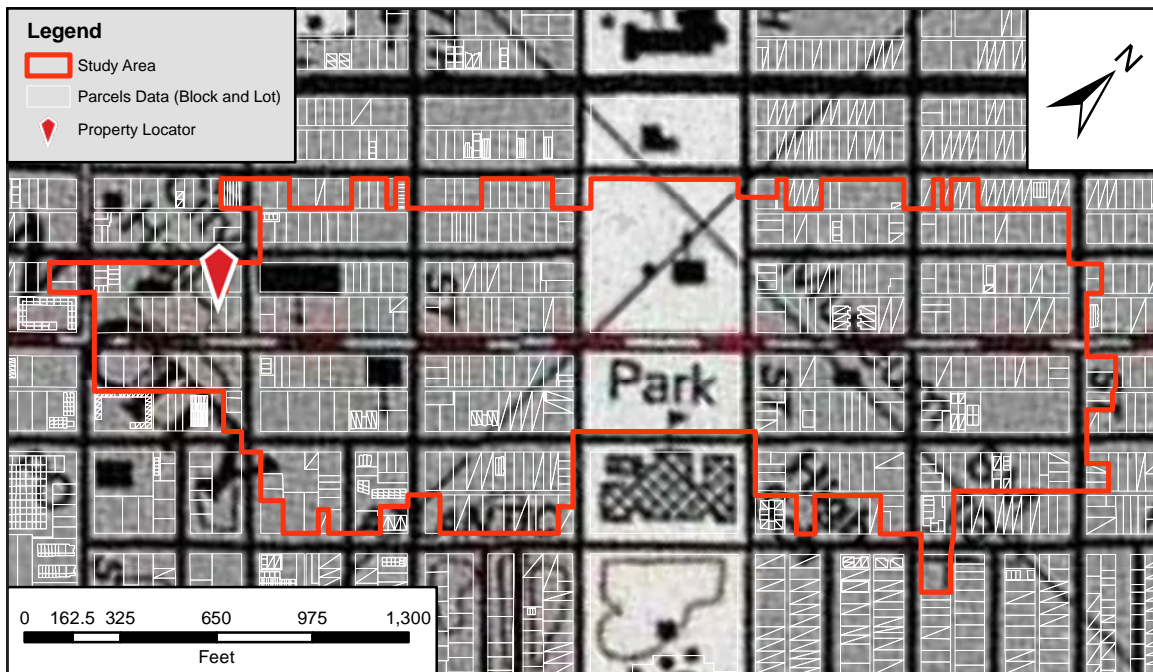
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 805, Lot 13  
804 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 455287084

**Property Name:** 807 Wesley Ave.  
**Address:** 807 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	804	8

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The property at 807 Wesley Avenue consists of a circa 1922 main dwelling and a circa 1922 garage/dwelling. Both buildings are evaluated contributing.

### Main Dwelling

This 2.5-story, 3-bay, vernacular, wood-frame, American Foursquare dwelling was constructed in 1922 with Colonial Revival influences. It has an asphalt-shingle pyramidal hip roof with deeply overhanging eaves and is clad with replacement vinyl siding. Hipped dormers are located on the side and rear elevations, while the front elevation features an arched dormer above the center bay. Exterior brick chimneys are located on the north and south elevations. First-, second- and third-story windows contain replacement double-hung 1/1 sash featuring faux 4/1, 6/1 and 8/1 muntins and have vinyl surrounds. Fixed faux louvered vinyl shutters frame the second-story windows on the front elevation. The façade is dominated by the first-story porch, which spans the front elevation. It has a hip roof supported by Doric columns set on brick piers that extend to the ground and with wood picket railings between the piers. The south bay of the porch is enclosed at the first story and the basement level. Access is via a wood staircase located at the north side beneath the overhang created by the porch. The front porch shields the center-hall front entry, which contains a glazed wood door framed by sidelights. The house sits on a full-height brick basement, the south bay of which is enclosed and contains five wood casement windows. An additional center-hall entry is located at

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

Page 1

☐ (Primary Contact)

455287084

the basement level beneath the porch overhang. A porte-cochere with an asphalt-shingle roof and supported by brick wall extends from the south elevation. The house has a small front yard that is landscaped with beds planted with bushes and decorative plants and is set a short distance from the sidewalk. The house has not been elevated or otherwise altered for flood protection.

According to tax records, 807 Wesley Avenue was constructed in 1922. An examination of historic maps and aerials confirms this date of construction, with the dwelling first appearing on a historic aerial dating to 1931. It replaced a circa 1880s wood-frame cottage. The 1937 Sanborn map identifies the property as 809 Wesley Avenue, though it appears in Ocean City directories as 807 Wesley Avenue. The 1928 Ocean City Directory reports that Herschel and Jennie Pettit occupied the dwelling. Herschel Pettit was a physician and ran his medical practice out of his house. The building is an example of the Colonial Revival style and the American Foursquare type, both of which appear regularly within the Ocean City Residential Historic District, with most examples dating from the 1900s to the 1920s.

807 Wesley Avenue was built in 1922 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than three blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by the 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 almost entirely modern replacement material, but the original brick foundation survives. 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.

#### Garage/Dwelling

A circa 1922, 2-story, 1-bay detached garage and dwelling is located at the rear of the property. It has an asphalt-shingle hip roof and is clad with replacement vinyl siding. A 1-story, 1-bay addition extends from the front elevation at the second story and is supported by square wood posts. It has replacement double-hung 1/1 windows and paired vinyl casement windows at the second story. All windows feature vinyl surrounds. The original paired, side-hung glazed and paneled wood garage doors are located on the front elevation. Additional entries containing replacement doors and granting separate access to the first and second stories are located at the rear of the south elevation. A deck connects the building to the rear elevation of the main dwelling.

The detached garage/dwelling also contributes to the Ocean City Residential Historic District because it was constructed during the period of significance, possesses its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937.

#### 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. Wesley 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 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 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 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	West Jersey History Project	2013		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**455287084**

**Organization:** Hunter Research, Inc.

(None Listed)	Polk's Ocean City Directory	1928
(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Polk's Ocean City Directory	1924
(None Listed)	Boyd's Ocean City Directory	1922
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 American: Ocean City, New Jersey	1996
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McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011
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Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
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Ocean City Div. of Planning & Development	Historic District Survey Forms	1991
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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
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

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Evaluated as contributing in 2018 due to diminished integrity of materials and workmanship.

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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:**

455287084

Page 3

☐ (Primary Contact)

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

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Conversion Problem? ☐ ConversionNote: 70

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:**

455287084

Page 4

☐ (Primary Contact)



## CONTINUATION SHEET

807 Wesley Avenue

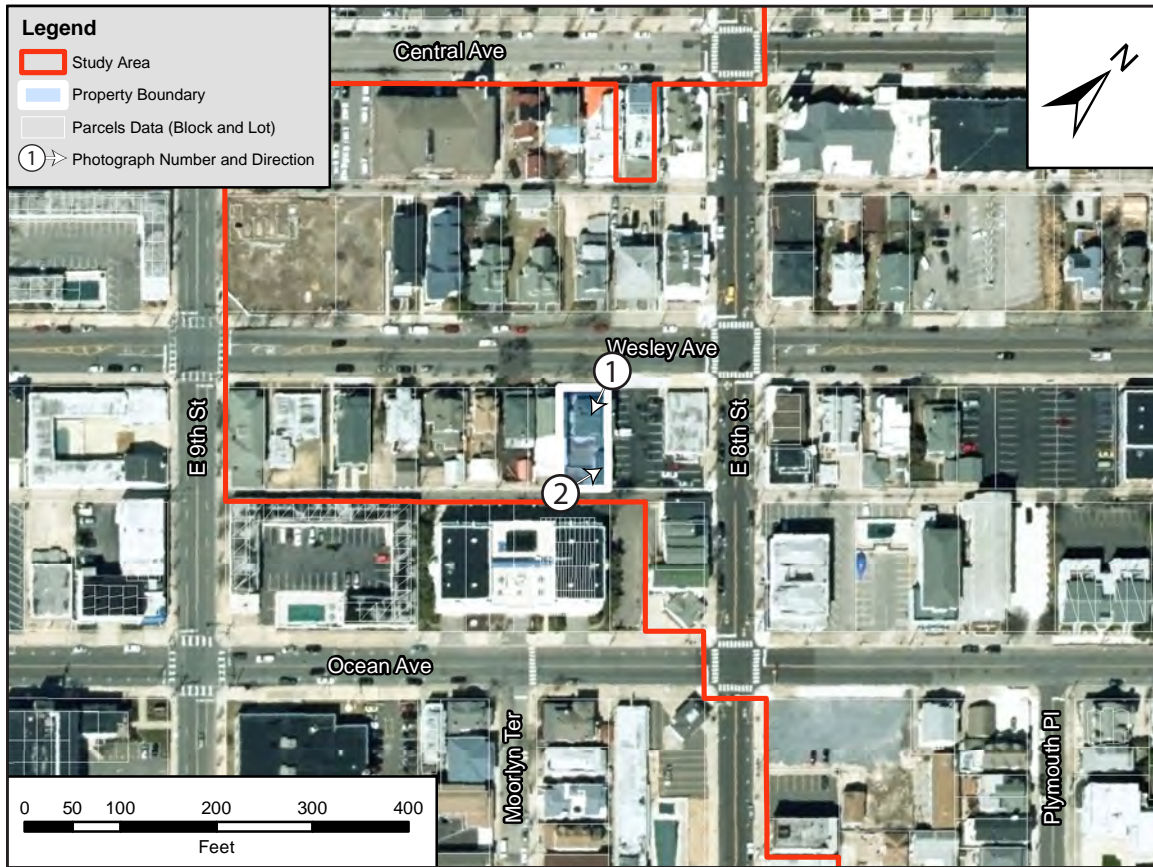


Photograph 2: Oblique view of the garage and dwelling located at the rear of 807 Wesley Avenue. View looking north.

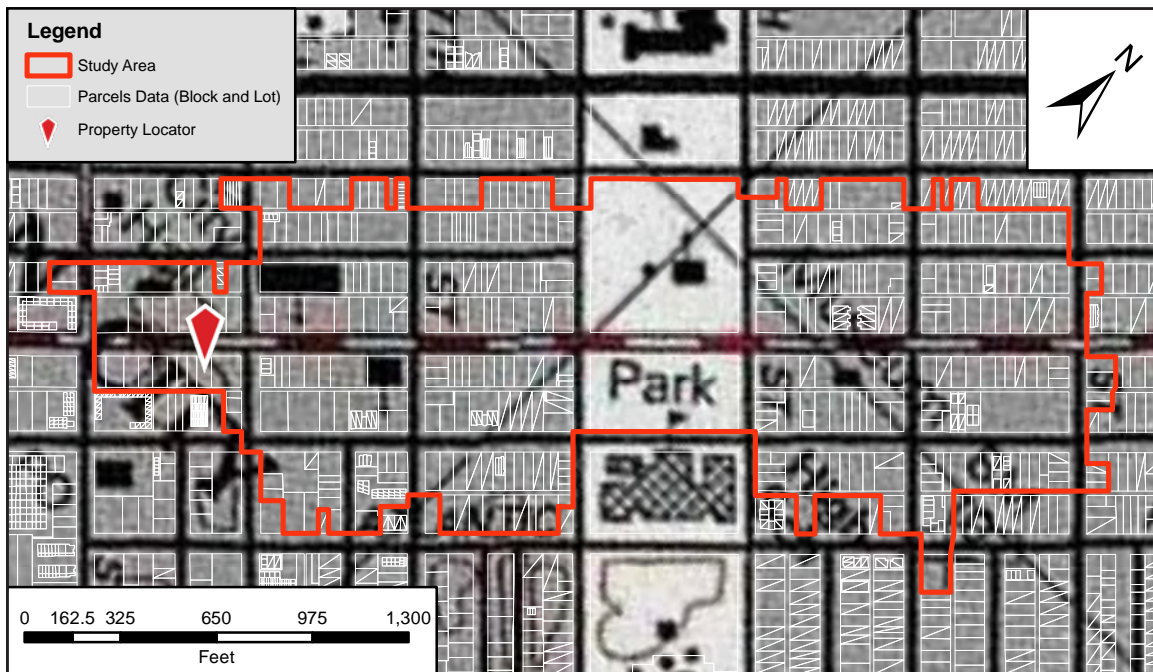
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 804, Lot 8  
807 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 758050098

**Property Name:** 808 Wesley Ave.

**Ownership:** Private

**Address:** 808 Wesley AVE

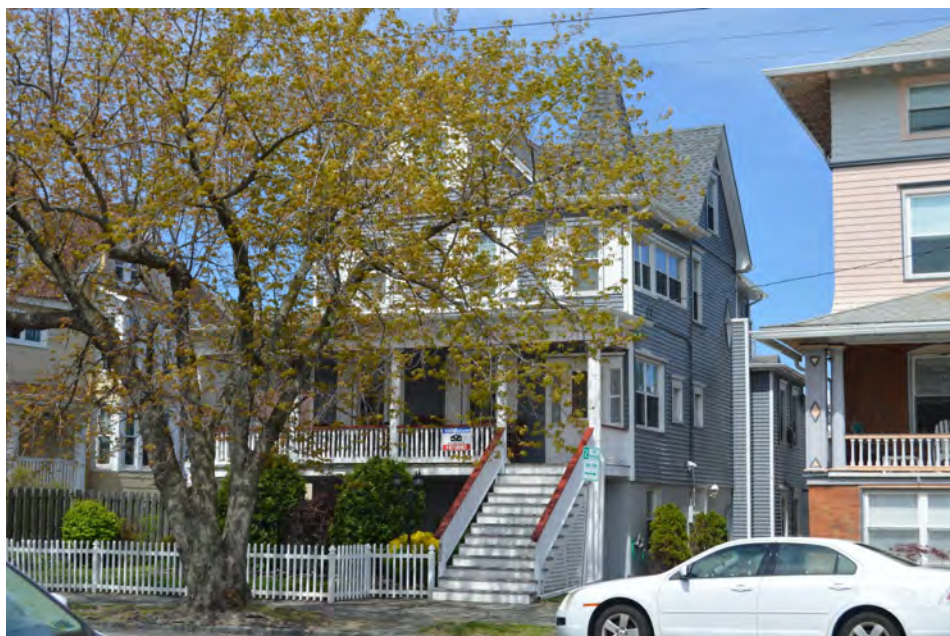
**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	805	14

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 3-bay, wood-frame dwelling was constructed in 1893 in the Queen Anne style. It has an asphalt-shingle cross gable roof with a square tower located at the east corner of the front elevation and is clad with replacement vinyl siding. An open sleeping porch may have originally been located at the second-story of the tower and has been enclosed. A 3-story, 3-sided, hexagonal bay is located on the south elevation and extends all the way to the ground. An interior brick chimney projects from the roof ridge adjacent to the cross gable on the south elevation. Windows contain replacement double-hung 1/1 vinyl sash featuring faux 9/1 muntins and have vinyl surrounds and molded crowns. Fixed faux paneled vinyl shutters frame the windows on the front elevation. The façade is dominated by the first-story porch, which spans the front elevation and wraps around the south elevation. It has a hip roof supported by Doric columns and railings comprised of turned wood spindles. Brick piers support the porch, and access is via a wood staircase. The porch shields the side-hall front entry, which contains a replacement glazed and paneled wood door framed by sidelights and surmounted by a molded crown. The porch overhangs the full-height basement, which is comprised of concrete blocks. The house has a small front yard landscaped with a lawn and bushes and enclosed by vinyl picket fence and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

808 Wesley Avenue was reportedly constructed in 1893 and was known as the Sanderlin House in 2001 (Bzdak 2001). The house first appears on a bird's-eye view of Ocean City published in 1903 (Taylor 1903). According to the 1921 Ocean City Directory, George W. and

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

758050098

**Organization:** Hunter Research, Inc.

Agnes Atherholt occupied the residence. George W. Atherholt worked as a clerk. 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 Historic District, with most examples dating from the 1880s to the 1900s.

808 Wesley Avenue was built in 1893 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than three blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1909. 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 all of the Queen Anne-style ornamentation has been removed 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.

#### 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. Wesley 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 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 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 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	West Jersey History Project	2013	
(None 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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**758050098**

**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	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1892
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	1894
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
Sanborn Map Company	Ocean City	1923
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: 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: 276

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:**

**758050098**

Page 3

☐ (Primary Contact)

## CONTINUATION SHEET

## 808 Wesley Avenue

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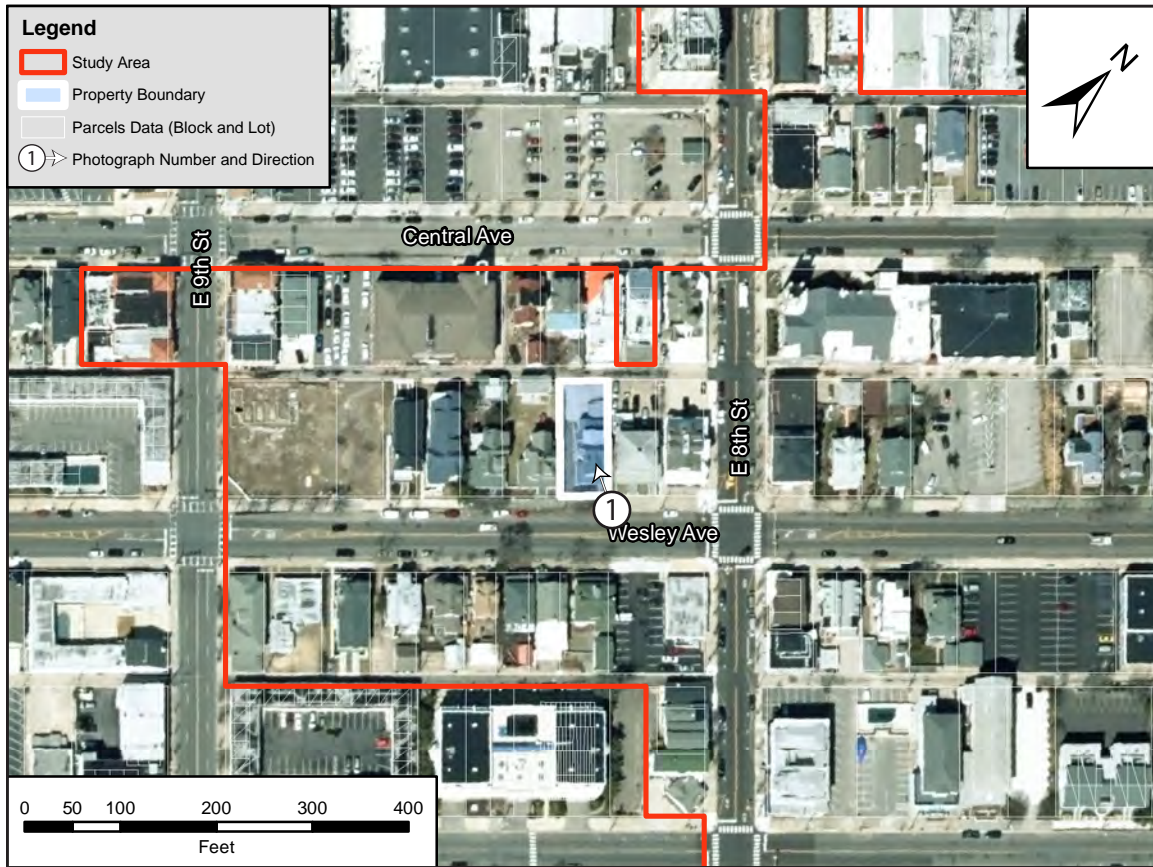


Photograph 2: View Wesley Avenue looking south from Eighth Street showing 808 Wesley Avenue third from the right, 1905. Source: McLaughlin 1999.

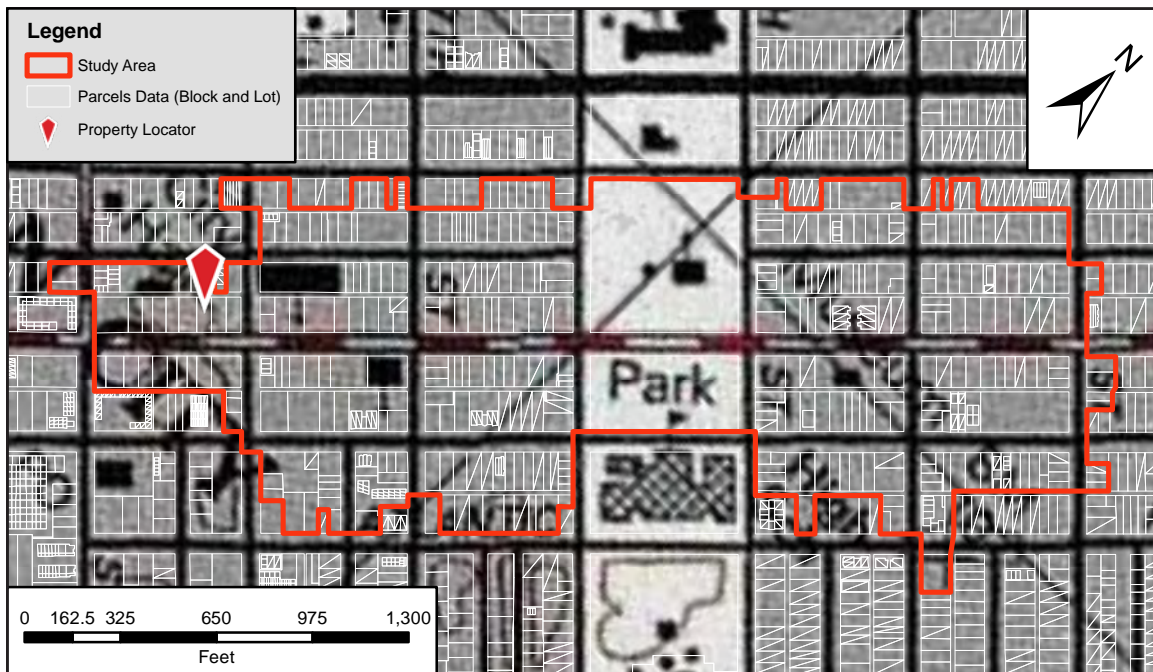
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 805, Lot 14  
808 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1685710010

**Property Name:** 811 Wesley Ave.  
**Address:** 811 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	804	7

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story, 2-bay, vernacular, wood-frame, American Foursquare dwelling was constructed in 1910 with Queen Anne-style and Colonial Revival-style influences. It has an asphalt-shingle pyramidal hip roof with deeply overhanging eaves and a centered cross gable on the front and rear elevations, which function as dormers. It is finished with wood shingles at the attic level and replacement vinyl siding at the first and second stories. A 2-story, 3-sided, hexagonal bay located at the front of the north (side) elevation is flush with the front elevation and has the appearance of a cutaway bay, thereby creating an asymmetrical façade and bespeaking Queen Anne-style influences. A 3-sided, square bay located at the center of the second story on the front elevation likely originally functioned as a sleeping porch. A 1-story, 3-sided, hexagonal bay is also located in the middle bay of the first story of the north elevation. Windows contain replacement double-hung 1/1 sash, though some original 12/1 double-hung wood windows survive at the second-story of the north corner of the building. A Palladian window containing a replacement double-hung 1/1 window flanked by replacement vinyl casement windows is recessed within an arched opening on the dormer on the front elevation. It is framed by paired square Doric pilasters. A full-width porch spans the front elevation at the first story. It has a hip roof supported by round Doric columns paired with square paneled columns set on rusticated concrete-block piers that extend to the ground and enclosed by turned wood spindle railings. Access is via a wood staircase featuring a quarter turn and turned wood spindle railings and supported by rusticated concrete-block piers. The porch shields the side-hall front entry, which is located in the 1-story, 3-sided, hexagonal bay that comprises the south bay of the front elevation. The entry holds a glazed and paneled wood door flanked by sidelights and a transom containing leaded glass. The porch overhangs the full-height basement, which is comprised of

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1685710010

**Organization:** Hunter Research, Inc.



rusticated concrete block patterned to resemble ashlar stone. The house has a small front yard that is landscaped with a raised bed featuring rusticated concrete-block retaining walls and planted with 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, 811 Wesley Avenue was constructed in 1910. Historic aerials confirm this date of construction, with the dwelling first appearing on an aerial dating to 1920 (NETR 1920). The 1922 Ocean City Directory reports that Paul U. Dewees, William and Hattie Garwood, Lorine E. Keller and Katherine S. O'Neill occupied the house. Paul U. Dewees worked as a salesman, William Garwood listed his occupation as bookkeeper and Lorine E. Keller and Katherine S. O'Neill were both stenographers. By 1937, the dwelling had been divided into apartments and was known as the Klaibert (Sanborn Map Company 1937). In 2001, the residence became The Bayberry Inn Bed and Breakfast (The Bayberry Inn Bed and Breakfast 2018). The building is an example of the American Foursquare type and the eclecticism of late Victorian architecture, which frequently involved combining elements from different styles. The American Foursquare type is dominant within the Ocean City Residential Historic District, with most examples dating from the 1900s to the 1920s.

811 Wesley Avenue was built in 1910 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than three blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern, though most of the window sashes have been replaced. Visible exterior fabric is almost entirely modern replacement material, though some original ornamental details such as the wood pilasters framing the Palladian window, and the rusticated concrete-block foundation survive. 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 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. Wesley 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 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 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 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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	Boyd's Ocean City Directory	1921		
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1685710010**

**Organization:** Hunter Research, Inc.

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 American: Ocean City, New Jersey	1996
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
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	1895
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
Sanborn Map Company	Insurance Maps of the New Jersey Coast	1890
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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
The Bayberry Inn Bed and Breakfast	<a href="http://www.bayberryinnoc.com/">http://www.bayberryinnoc.com/</a>	2018

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: Contributing to H.D. (1/1/1990)

Notes:

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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)

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**1685710010**

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote: 232

*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.

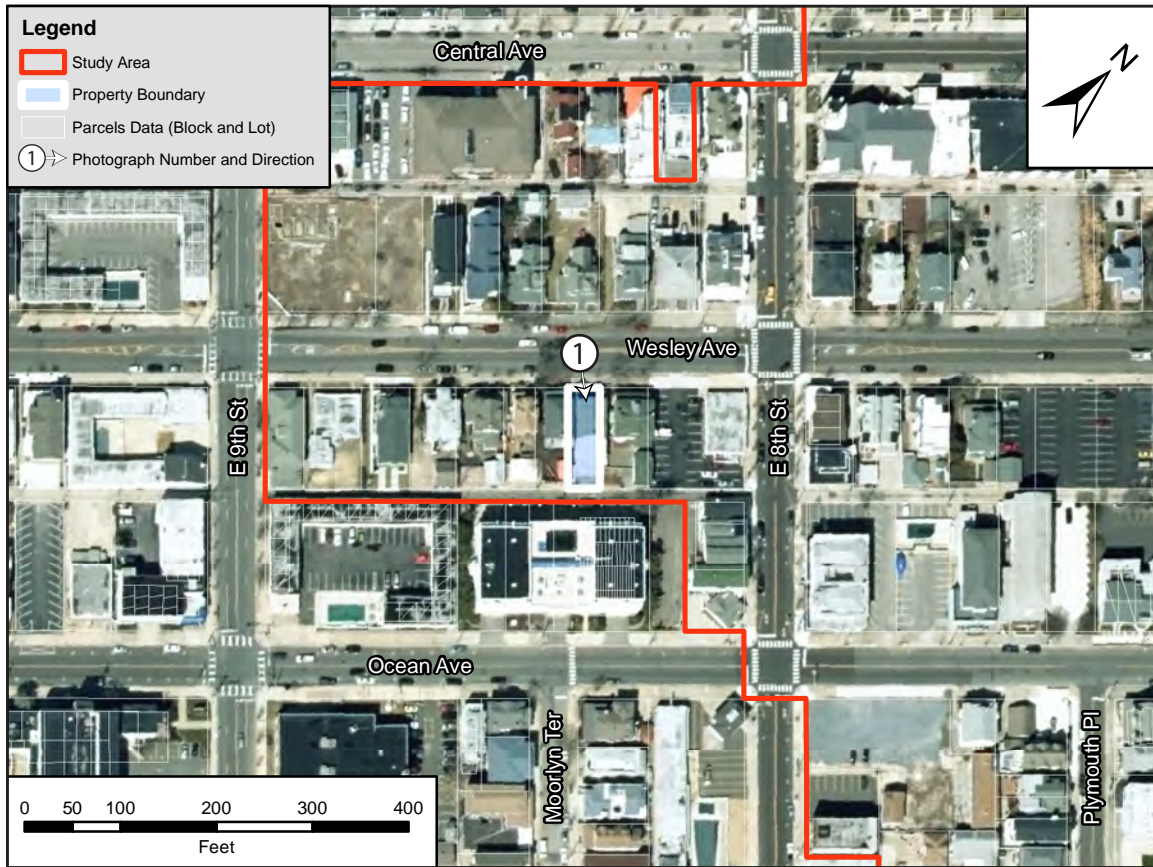
☐ (Primary Contact)

**Property ID:**

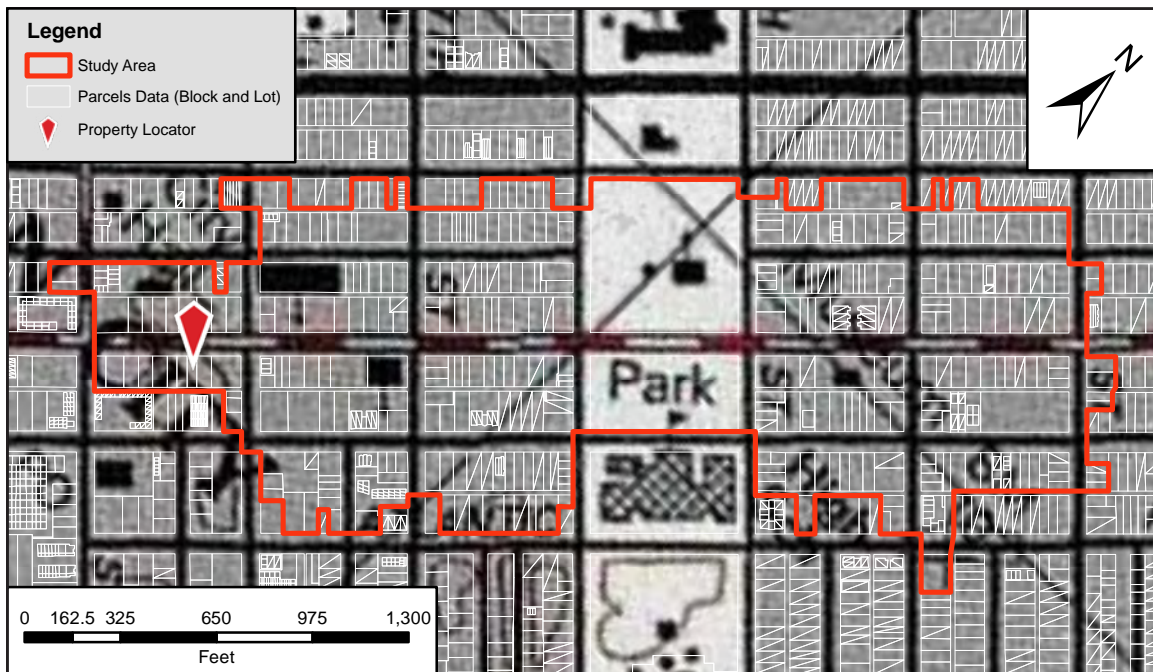
**1685710010**

Page 4

Ocean City Architectural Survey  
 Block 804, Lot 7  
 811 Wesley Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1101254996**

**Property Name:** 812 Wesley Ave.

**Ownership:** Private

**Address:** 812 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	805	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 805, Lot 15) contains two structures. The dwelling is located at the front of the property and was constructed between 1890 and 1903. The cottage is located at the rear of the property abutting the alley and was constructed circa 1925. Both buildings are contributing resources.

#### Dwelling

The 2.5-story, 3-bay, irregular-plan, wood-frame dwelling was constructed between 1890 and 1903 in the Queen Anne style. It has an asphalt-shingle cross gable roof featuring decorative carved wood bargeboards and is finished with unoriginal asbestos shingles. A square tower topped by a pyramidal hip roof with flared eaves is located at the third-story corner formed by the cross gable roof. The rectangular, hip-roof section that comprises the north bay of the second story likely represents a sleeping porch that has been enclosed. The south bay of the front elevation contains a 2-story, 3-sided, hexagonal bay topped by a hip roof. A 2-story, 3-sided, square bay projects from the north (side) elevation. Windows contain replacement double-hung 1/1 vinyl sash, most of which feature faux 4/1 muntins. The enclosed sleeping porch holds three replacement vinyl casement windows. Most windows retain their original wood sills, casings and lintels. The façade is dominated by the first-story porch, which spans the front elevation and wraps around the side elevations. It has a hip roof supported by square wood columns topped by carved brackets and replacement vinyl picket railings. Access is via a staircase with replacement vinyl

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1101254996**

**Organization:** Hunter Research, Inc.

picket railings. The porch shields the off-center entry, which contains the original paired glazed and paneled wood doors surmounted by a stained glass transom. The house rests on a raised brick foundation. The house has a small front yard in the front that is landscaped with a lawn and is set a short distance from the sidewalk. A vinyl picket fence encloses the front yard. The building has not been elevated or otherwise altered for flood protection.

The dwelling at 812 Wesley Avenue was constructed between 1890 and 1903. It first appears on a bird's-eye view of Ocean City published in 1903 (Taylor 1903). According to the 1922 Ocean City Directory, Robert B. and Essie Lee occupied the dwelling. Robert B. Lee worked as a salesman. 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.

The dwelling at 812 Wesley Avenue was built between 1890 and 1903 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than three blocks south of the camp meeting. The building largely retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern, though the window sashes have been replaced and the second-story sleeping porch enclosed. Visible exterior fabric is almost entirely modern replacement material, though the original Queen Anne-style decorative bargeboards at the gables survive. 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.

#### Cottage

A circa 1925, 2.5-story, 3-bay, gable front, vernacular, wood-frame cottage is located at the rear of the property and is oriented perpendicular to the alley. It has an asphalt-shingle roof and is clad with vinyl siding and asbestos shingles. Windows contain replacement double-hung 1/1 vinyl sash with faux 6/1 muntins. The windows have vinyl surrounds on the front elevation and wood sills, casings and lintels and molded wood crowns on the side elevation, which fronts the alley. The center-hall front entry contains a replacement glazed and paneled door and is accessed via two wood steps. A 1-story, shed-roof porch is visible on the east elevation. The building sits on a rusticated concrete-block foundation.

The cottage at 812 Wesley Avenue is estimated to have been constructed circa 1925. It first appears on a historic aerial dating to 1931 (NETR 1931). It is unclear who inhabited the cottage, though it likely functioned as a rental or tenant house.

The cottage at 812 Wesley Avenue was built circa 1925 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. It also possesses a historically appropriate fenestration pattern, though the sashes have been replaced. Although the visible exterior fabric is almost entirely modern replacement material, the building retains its original rusticated concrete-block foundation. The cottage 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 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. Wesley 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 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 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 between 5th and 6th Streets.

#### Registration and Status

National Historic Landmark?: ☐

#### Dates:

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?

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1101254996**

Page 2

☐ (Primary Contact)

**Location Map:**

(See Continuation Sheet for Maps)

**Site Map:****BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
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Cain, Tim	Peck's Beach: A Pictorial History of Ocean City, New Jersey	1988	
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McLaughlin, Mark	Ocean City, NJ	1999	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
Miller, Fred	Ocean City: America's Greatest Family Resort	2003	
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1895	
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 Name:** Ocean City Historic District Intensive-Level Architectural Survey**Surveyor:** Eryn Boyce and Rachel Craft☐ (Primary Contact)**Organization:** Hunter Research, Inc.**Property ID:****-1101254996**

Page 3

Survey: CAP GB 70 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Evaluated as contributing in 2018 due to diminished 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

**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: 230

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:**

**-1101254996**

Page 4

☐ (Primary Contact)



## CONTINUATION SHEET

812 Wesley Avenue

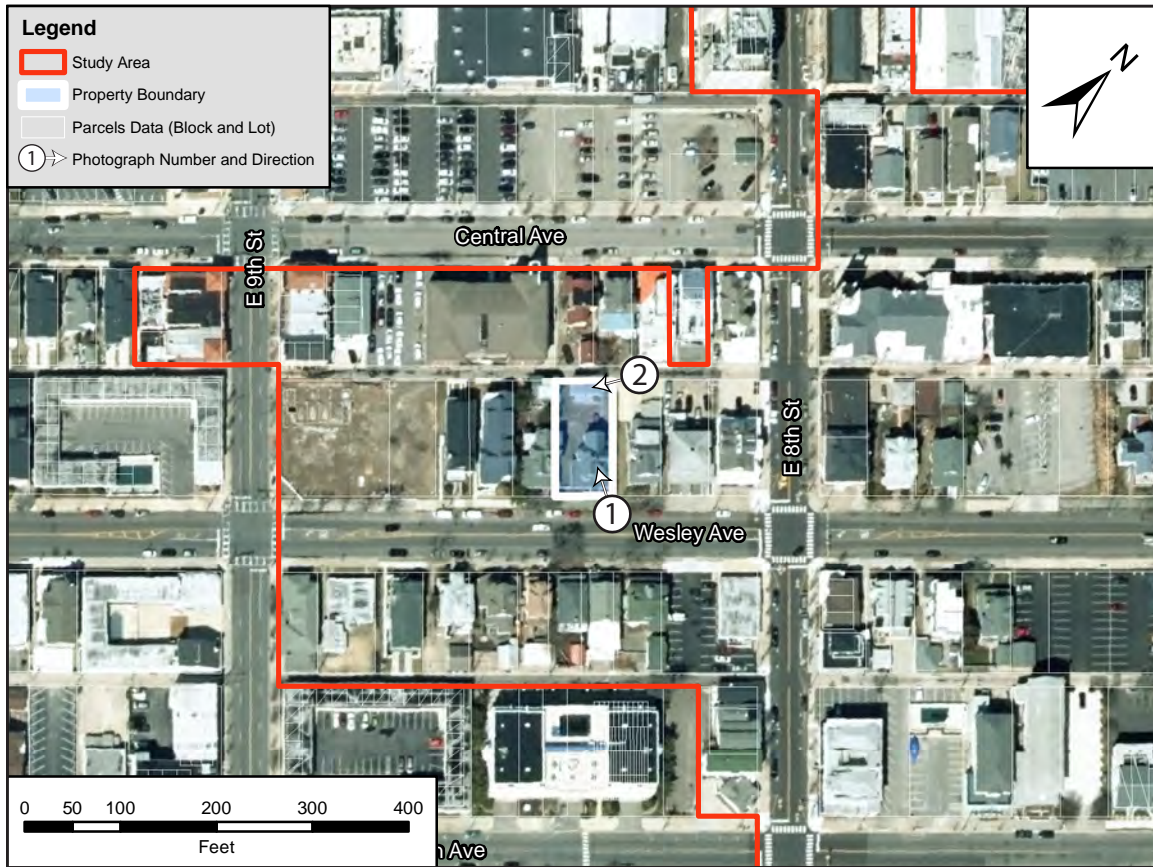


Photograph 2: Oblique view of the cottage located at the rear of 812 Wesley Avenue. View looking southwest.

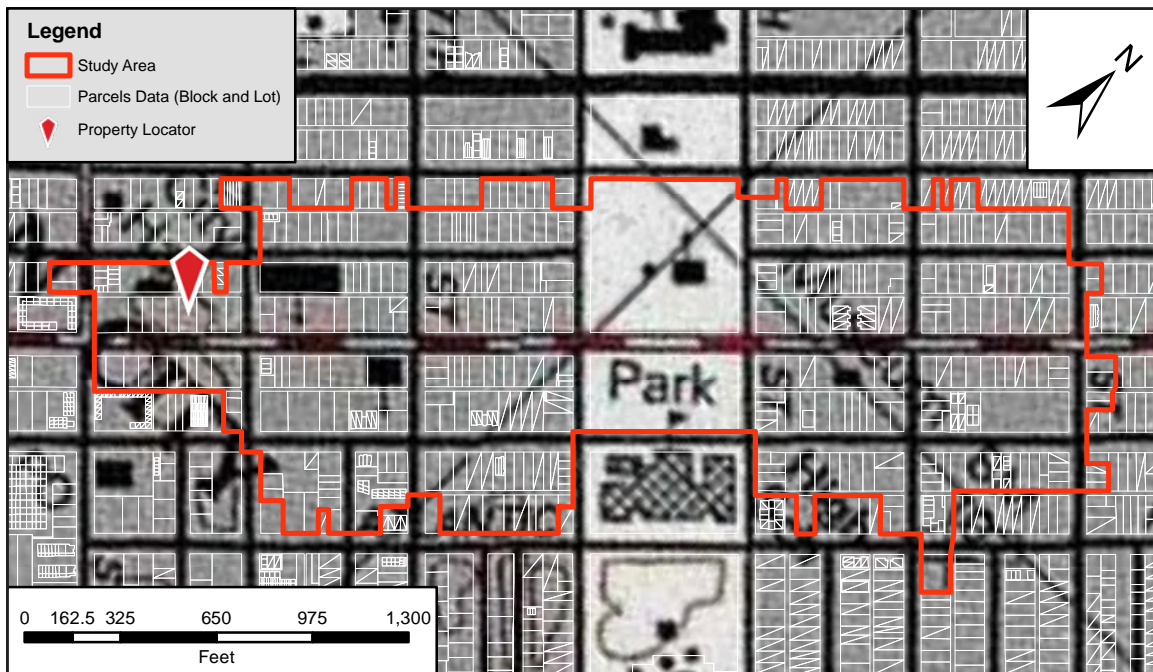
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<b>Survey Name:</b>	<u>Ocean City Historic District Intensive-Level Architectural Survey</u>	<b>Date:</b>	<u>June 2018</u>
<b>Surveyor:</b>	<u>Eryn Boyce and Rachel Craft, Architectural Historians</u>		
<b>Organization:</b>	<u>Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608</u>		

Ocean City Architectural Survey  
Block 805, Lot 15  
812 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-1007002435**

**Property Name:** 815 Wesley Ave.

**Ownership:** Private

**Address:** 815 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	804	6

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The property at 815 Wesley Avenue consists of a circa 1910s main dwelling and a circa 1910s garage. Both are evaluated contributing.

#### Main Dwelling

This 2-story, 2-bay, vernacular, American Foursquare dwelling was constructed in the 1910s with Colonial Revival influences. It has a hip roof clad with replacement asphalt-shingles designed to resemble slate shingles and deeply overhanging eaves above a wide band of trim that wraps around the building. It is finished with wood clapboards, though the first story of the front elevation is clad with patterned wood shingles. The corners are finished with paneled square Doric pilasters. An exterior brick chimney is located on the rear elevation. Windows contain replacement double-hung 1/1 sash and have wood sills, lintels, casings and molded wood crowns. A full-width porch spans the front elevation at the first story. It has a hip roof supported by paneled square Doric columns and turned wood spindle railings. The southern bay of the porch has been enclosed and features 3-sided, square bay on the front elevation. The porch shields the side-hall front entry, which contains a glazed and paneled wood door flanked by stained glass sidelights and surmounted by a stained glass transom. Access is via a wood staircase featuring a quarter turn and wood spindle railings and supported by rusticated concrete-block piers. The house sits above a full-height basement comprised of rusticated concrete blocks. The house has a small front yard landscaped with decorative plants set in mulched beds and a brick patio and is set a short distance from the brick sidewalk. An unoriginal wrought-iron

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1007002435**

**Organization:** Hunter Research, Inc.

fence encloses the front yard. The building has not been elevated or otherwise altered for flood protection.

815 Wesley Avenue is estimated to have been constructed in the 1910s. Historic aerials confirm this date of construction, with the dwelling first appearing on a historic aerial dating to 1920 (NETR 1920). According to the 1922 Ocean City Directory, Albert and Edna Wells occupied the house. 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.

815 Wesley Avenue was built in the 1910s during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than three blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern, although the sashes have been replaced. While modern replacement materials, most notably the asphalt shingles on the roof, are present, the majority of the original exterior materials, including the wood clapboard and shingle cladding, and Colonial Revival-style decorative details, including the paneled square pilasters at the corners, survive. The dwelling has moderate integrity of design, workmanship and exterior materials and retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

#### Garage

A circa 1910s 2-story, 1-bay, gable-front, detached garage is located at the rear of the property. It has a roof clad with diamond-pattern asbestos shingles and has exposed rafters. The building is finished with wood clapboards. Windows contain the original double-hung 2/2 wood sash and have wood sills, lintels and casings and molded wood crowns. A 1-story, 2-bay, flat roof garage addition extends from the south elevation. It is finished with wood clapboards. The roof currently supports a deck enclosed with a wood privacy fence. It is unclear when the addition was constructed, but stylistic and construction evidence suggests that it predates 1930. Access to the interior of the structure is via three openings containing replacement paneled garage doors.

The detached garage is also deemed to be a contributing resource because it was constructed during the period of significance, retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937 and possesses original wood clapboard siding and original wood windows.

#### 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. Wesley 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 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 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 between 5th and 6th Streets.

#### Registration and Status

National Historic Landmark?: ☐

National Register: 3/20/2003

SHPO Opinion:

#### Dates:

New Jersey Register: 1/15/2003

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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	West Jersey History Project	2013		
(None Listed)	Polk's Ocean City Directory	1928		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-1007002435**

**Organization:** Hunter Research, Inc.



(None Listed)	Boyd's Ocean City Directory	1922
(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)	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
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996
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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	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	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
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 v12: 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

**Organization:** Hunter Research, Inc.

**Property ID:**

**-1007002435**

Page 3

☐ (Primary Contact)

Historic District ? ☒ 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)

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Conversion Problem? ☐ ConversionNote: 71

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.

☐ (Primary Contact)

Property ID:

-1007002435

Page 4

## CONTINUATION SHEET

815 Wesley Avenue

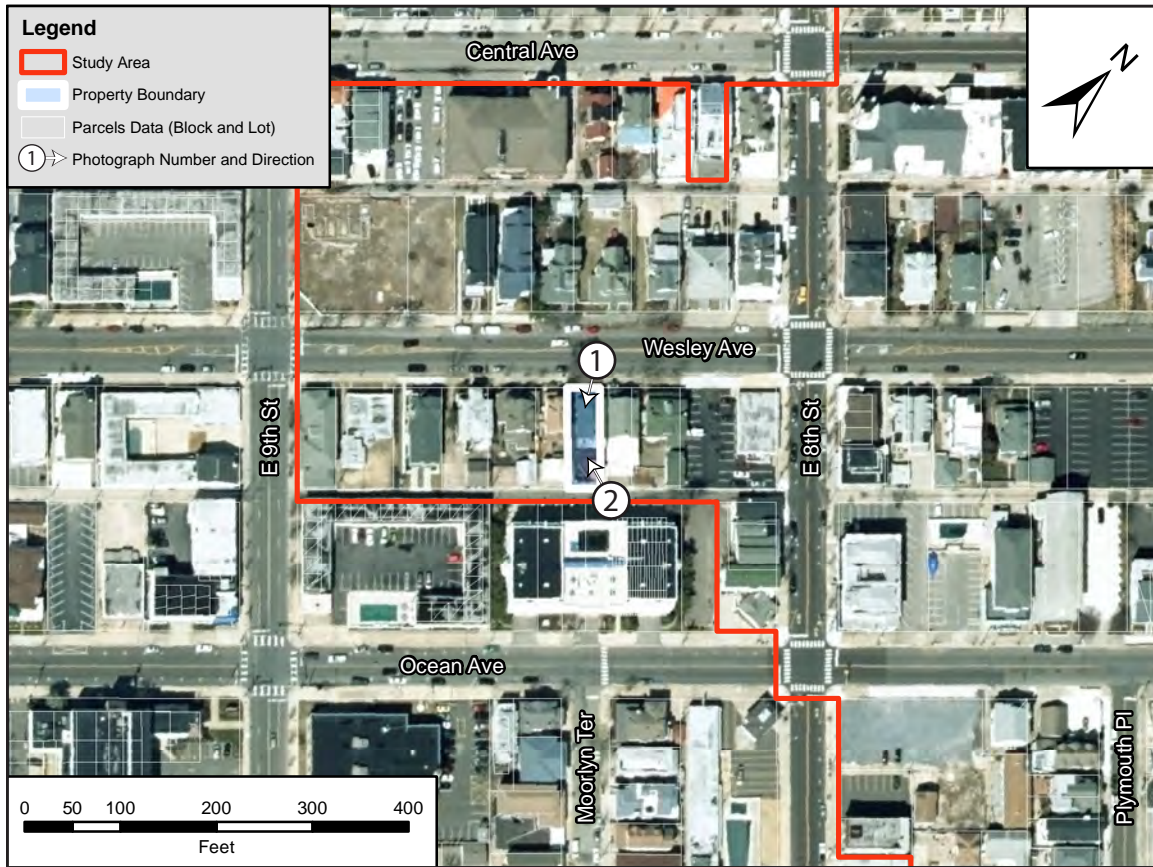


Photograph 2: Oblique view of the garage located at the rear of 815 Wesley Avenue. View looking southwest.

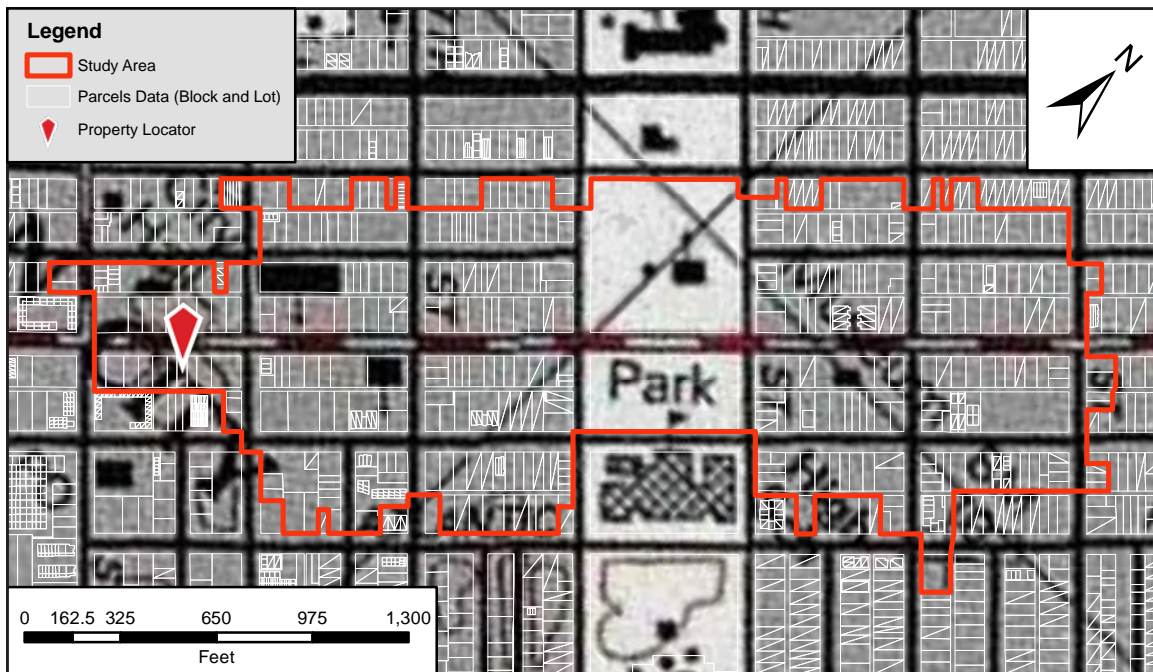
---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
 Block 804, Lot 6  
 815 Wesley Ave.  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **1389042403**

**Property Name:** 816 Wesley Ave. (Thomas S. Simmons House)

**Ownership:** Private

**Address:** 816 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	805	16

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 805, Lot 16) contains two buildings. The main dwelling is located at the front of the property on Wesley Avenue and was constructed in 1895. The cottage is located at the rear of the property and was constructed circa 1915. Both buildings are contributing resources.

#### Main Dwelling

The 2.5-story, 3-bay, wood-frame dwelling was constructed in 1895 in the Queen Anne style. It has an asphalt-shingle, cross-gable roof with a 3-story, square tower topped by a flat-on-hip roof infilling the corner. The tower likely originally featured a pyramidal hip roof. The gables feature wood bargeboards, and the square tower has slightly overhanging eaves supported by brackets. Wood brackets are also visible beneath the gables. The first and second stories are finished with wood clapboard, and the third story is finished with patterned wood shingles. A wide band of wood trim featuring molded wood rosettes separates the second and third stories and wraps around the building. An interior brick chimney projects from the roof ridge of the rear ell. Most windows contain replacement double-hung 1/1 wood sash, though fixed windows are also present on the north elevation of the square tower. All windows have plain wood sills, lintels and casings. The façade is dominated by a first-story porch, which spans the front elevation and wraps around the south elevation. It has a hip roof supported by replacement turned wood posts and turned wood spindle railings. Access is via a wood staircase with turned wood

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1389042403**

**Organization:** Hunter Research, Inc.

spindle railings. The porch shields the off-center entry, which is located in the square tower and recessed behind the front-facing gable. It holds a glazed and paneled wood door framed by pilasters and surmounted by an entablature and molded wood crown. A second-story sleeping porch spans the square tower above the wraparound porch. The house has a full-height concrete basement, which has been enclosed beneath the first-story porch. Two secondary entries are located at the north and south corners of the basement on the front elevation. These provide access to basement apartments. The building has a small front yard that is landscaped with bushes and stone walkways and is set a short distance from the sidewalk. A wood picket fence marks the front property line, and two trellises provide entry to the property. The building has not been elevated or otherwise altered for flood protection.

The dwelling at 816 Wesley Avenue was constructed in 1895 as a vacation home by Thomas S. and Lorrell Simmons. A native of Millville, New Jersey, Simmons served with his brothers John Wesley and Ezekiel Simmons in Company B of the 24th Regiment of the New Jersey Volunteers Infantry during the Civil War and fought at the battles of Frederickburg and Chancellorsville. William D. and Mary Eva Moore Sherrerd purchased the property from Thomas S. and Lorrell Simmons in February 1901. Sherrerd served as the treasurer of the Ocean City Electric Light Co. and the Ocean City Electric Railroad Co. In April 1911, William D. and Mary Sherrerd sold the property to Dr. Allen and Marguarite Corson. Corson was a prominent physician in Cape May County. R. Howard and Emma Thorn purchased the property in 1922. Thorn had served as postmaster of Ocean City from 1887 to 1889 and from 1893 to 1901. After Thorn died in 1928, his family sold the property to Robert and Rose Lear in 1937. They occupied the house with their four daughters and eventually converted it into a rooming house known as Lear's Guests, renting rooms and apartments to visitors by the night and by the week during the summer. In 1974, the Lear family sold the property to the Staley family, who maintained ownership until Alexander Kazmarch, the current owner, purchased it from them in 2011 (Schenck 2016).

The dwelling at 816 Wesley Avenue was constructed in 1895 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than three 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 largely retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1909, though the tower roof has been altered. It also retains a historically appropriate fenestration pattern although some window sashes have been replaced. Although it retains its original wood clapboard and shingle siding and wraparound porch, the porch supports and asphalt-shingle roof are replacements. Some Queen Anne-style ornamental details survive, most notably the brackets supporting the roof of the square tower and the band of trim wrapping around the building above the second story. The dwelling 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.

#### Cottage

A circa 1915, 2.5-story, 3-bay, side-gable cottage is located at the rear of the property. It has been divided into apartments. The second story is cantilevered above the first story on the rear elevation, which abuts the alley. It appears that the cottage incorporates a 1-story garage that occupied the site by 1909. The building has an asphalt-shingle roof with exposed rafters and is clad with asbestos shingles. A 3-sided, square bay projects from the second story of the north elevation, and a shed dormer is located on the rear elevation. An exterior brick chimney is located on the north elevation. Windows contain double-hung 1/1, 6/1 and 2/2 wood sash and have wood sills, lintels and molded crowns. An opening containing paired, side-hung, board-and-batten garage doors is located in the north bay of the first story of the rear elevation. The front elevation and the entries are not visible from the public-right-of-way behind the building, though it appears that a second-story porch with wood picket railings is located on the front elevation.

The cottage at 816 Wesley Avenue is estimated to have been constructed circa 1915 and appears to incorporate a 1-story garage that occupied the same location in 1909 (Sanborn Map Company 1909). Historic aerials confirm this date of construction, with the 2-story cottage first appearing on an aerial dating to 1920. According to the 1924 Ocean City Directory, George Ward occupied a building at the rear of 816 Wesley Avenue, which was presumably the cottage.

The cottage at 816 Wesley Avenue was built circa 1915 during the Ocean City Residential Historic District's period of significance. It is located at the rear of the property and is not visible from the street. It retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937. Although the visible exterior fabric is almost entirely modern replacement material, the building retains its original wood windows. The cottage 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 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. Wesley 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 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 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

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1389042403**

**Organization:** Hunter Research, Inc.

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:**

**Site Map:**

(See Continuation Sheet for Maps)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Boyd's Ocean City Directory	1921	
(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	
Cain, Tim	Peck's Beach: A Pictorial History of Ocean City, New Jersey	1988	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	1892	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

☐ (Primary Contact)

**Property ID:**

**1389042403**

Page 3

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
Sanborn Map Company	Ocean City	1923
Schenck, Craig D.	1895 Victorian Produces more than \$100,000 in Annual Rent	2018
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: NO

Survey: CAP GB 70 v12: 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: 18

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:**

**1389042403**

Page 4

☐ (Primary Contact)



## CONTINUATION SHEET

816 Wesley Avenue

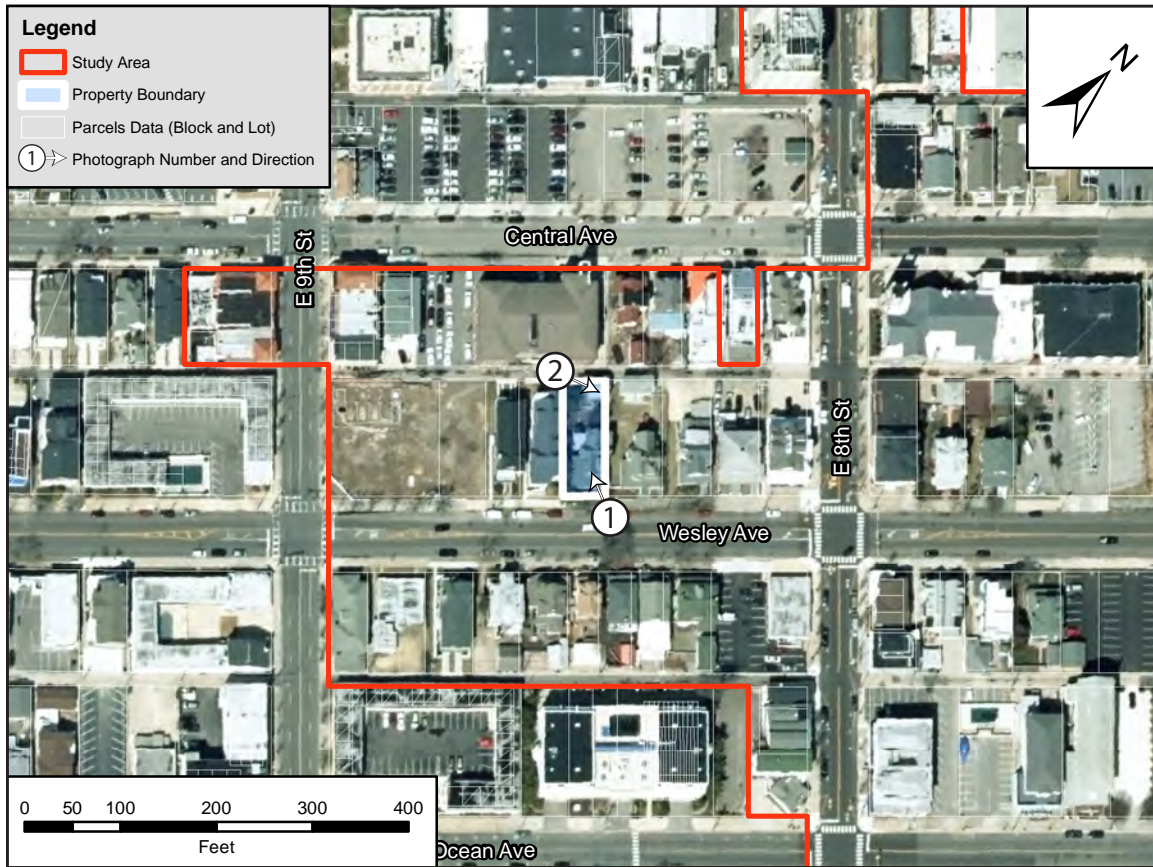


Photograph 2: Oblique view of the cottage located at the rear of 816 Wesley Avenue. View looking east.

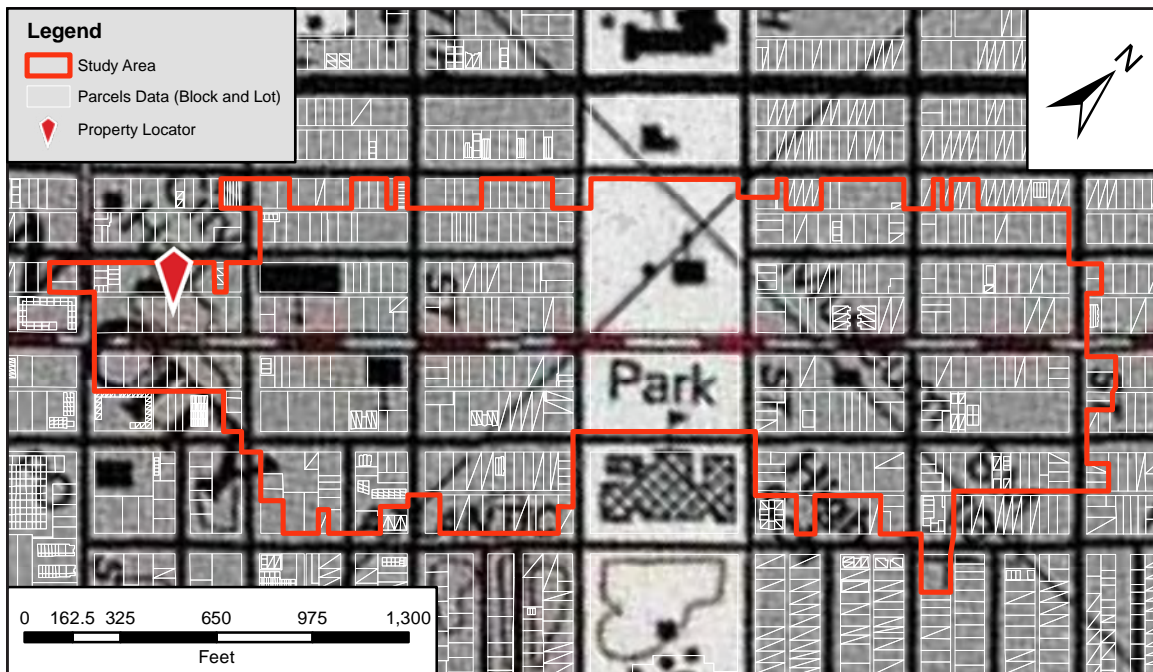
---

**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 805, Lot 16  
816 Wesley Ave. (Thomas S. Simmons House)  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: -2005233177

**Property Name:** 819 Wesley Ave.

**Ownership:** Private

**Address:** 819 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	804	5

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The property at 819 Wesley Avenue consists of a circa 1900s main dwelling and a circa 1915 garage. Both are evaluated contributing.

#### Main Dwelling

This 2.5-story, 2-bay, vernacular, wood-frame, American Foursquare dwelling was constructed in the 1900s. It has an asphalt-shingle pyramidal hip roof with slightly overhanging eaves above a wide band of molded wood trim that wraps around the building. The first story is finished with brick, the second story is clad with wood shingles and diamond-pattern asbestos shingles cover the hipped dormers on the front, side and rear elevations. The second story curves and overhangs the first story slightly above a wide band of plain wood trim, which suggests some Queen Anne-style influences. First-, second- and third-story windows contain replacement double-hung 1/1 sash and have wood sills, lintels and casings and molded wood crowns. The basement-level windows hold louvered sash with wood sills and decorative arched wood moldings surmounted by arched brick lintels. A full-width porch spans the front elevation at the first story. It has a hip roof supported by square wood columns set on brick piers and turned wood spindle railings. Access is via a split wood staircase with wood plank railings. The porch shields the off-center front entry, which contains a glazed and paneled door surmounted by a transom, and the 3-sided, hexagonal bay that comprises the southern bay. The house sits on a full-height brick basement, and a secondary entry is located at the basement level on the south elevation. The house has a small front yard that is landscaped with bushes and decorative plants and is

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

-2005233177

**Organization:** Hunter Research, Inc.

set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

819 Wesley Avenue is estimated to have been constructed in the 1900s. Historic maps confirm this date of construction, with the dwelling first appearing on the 1909 Sanborn map as a 3-story, rectangular wood-frame dwelling faced with brick and with a full-width porch. According to the 1922 Ocean City Directory, W. Scott and Mary Hand occupied the house. 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 Residential Historic District, with most examples dating from the 1900s to the 1920s.

819 Wesley Avenue was built in the 1900s during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than three blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern, although some window sashes have been replaced. While modern replacement materials, most notably asphalt and asbestos shingles are present, the majority of the original exterior materials, including the wood shingle and brick cladding, and full-height brick basement survive. The dwelling has some diminishment of integrity of materials and workmanship, but retains sufficient integrity of design, setting, location, feeling and association to be rated a contributing resource.

#### Garage

A circa 1915, 1-story, 2-bay, detached garage is located at the rear of the property. It has a rolled-asphalt shed roof and is finished with wood clapboards and chamfered paneled wood siding on the front elevation. Windows contain double-hung 1/1 wood sash and have wood sills, lintels and casings. Access to the interior is via a replacement paneled vinyl garage door located on the front elevation. The garage rests on a concrete foundation.

The detached garage is also deemed to be a contributing resource because it was constructed during the period of significance, retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937 and possesses its original wood clapboard siding and original wood windows.

#### 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. Wesley 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 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 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 between 5th and 6th Streets.

**Registration and Status** **National Historic Landmark?:** ☐

**Dates:** **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:**

**Site Map:**

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1937		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Boyd's Ocean City Directory	1921		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-2005233177**

**Organization:** Hunter Research, Inc.



(None Listed)	Polk's Ocean City Directory	1924
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018
(None Listed)	Polk's Ocean City Directory	1928
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 American: Ocean City, New Jersey	1996
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
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
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	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
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 v12: 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:** 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:**

**-2005233177**

Page 3

☐ (Primary Contact)

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

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Conversion Problem? ☐ ConversionNote: 173

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.

☐ (Primary Contact)

**Property ID:**

**-2005233177**

Page 4

## CONTINUATION SHEET

819 Wesley Avenue

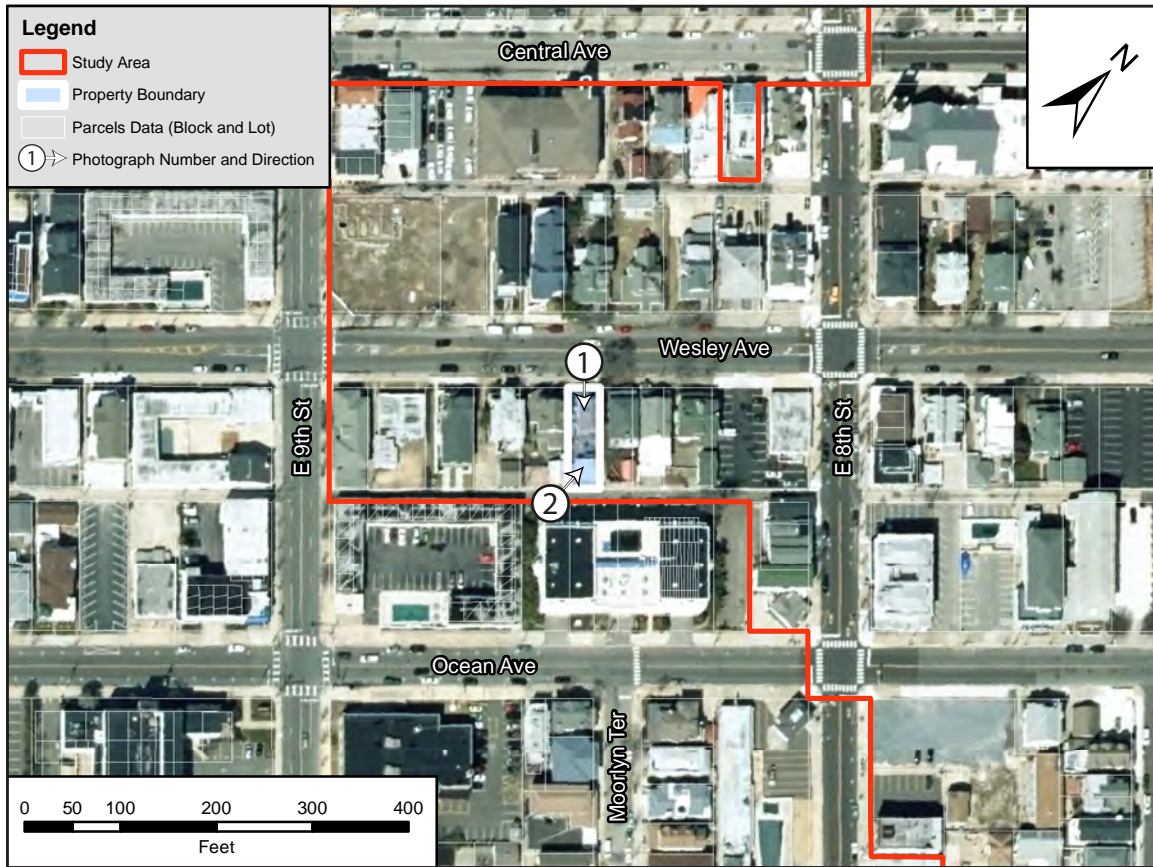


Photograph 2: Oblique view of the garage located at the rear of 819 Wesley Avenue. View looking northwest.

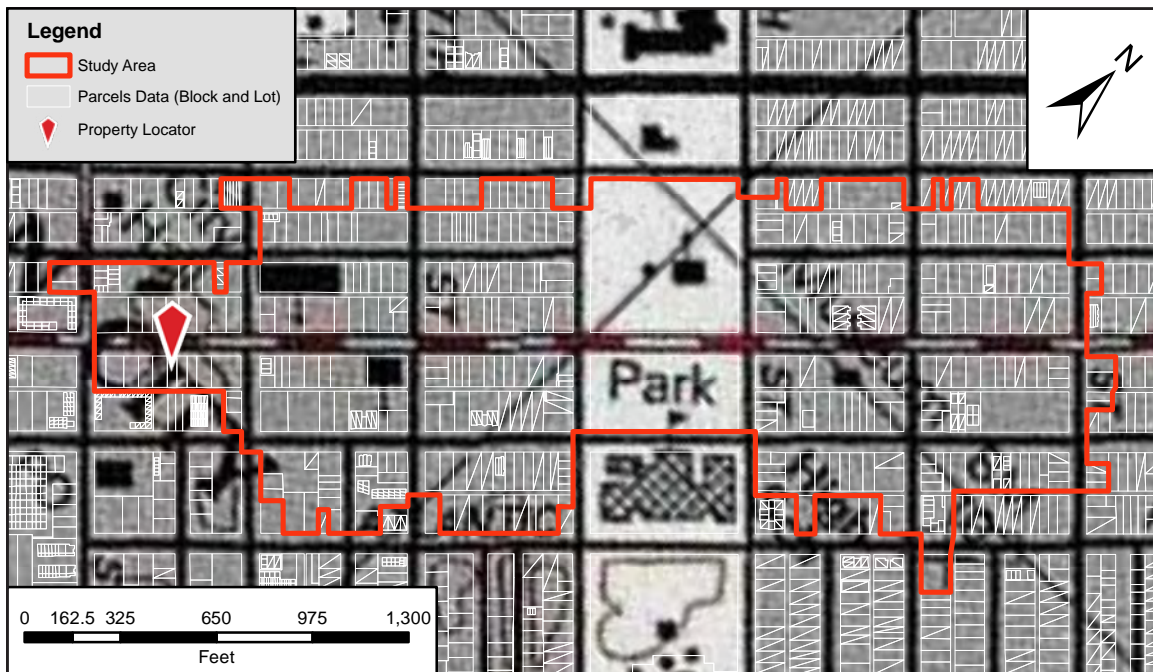
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 804, Lot 5  
819 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: -438232934

**Property Name:** 820-822 Wesley Ave.

**Ownership:** Private

**Address:** 820-822 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	805	17.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 3-bay, wood-frame duplex was constructed circa 2012. It has an asphalt-shingle, cross-gable roof and is clad with vinyl siding. Shed dormers are located on the north and south (side) elevations of the rear wing. The prominent front-facing gable comprising the northernmost bay of the front elevation projects beyond the wall surface of the main block. The windows contain double-hung 1/1 vinyl sash with faux 6/1 muntins set in vinyl surrounds and with molded vinyl crowns. A 2-story porch spans the southernmost two bays of the front elevation, terminating at the front-facing gable, and wraps around the south (side) elevation. It has a flat roof supported by Doric columns and vinyl turned post railings. Access to the first-story porch is via an off-center staircase featuring a quarter turn and vinyl turned spindle railings. The first-story porch shields the off-center front entry to the first-floor unit, which contains a glazed and paneled wood door framed by sidelights and surmounted by a transom. The porch sits above a raised basement that has been clad with brick. The duplex has a small front yard that has been landscaped with a lawn and bushes set in mulched beds with concrete block borders. The building is set a short distance from the sidewalk.

It is estimated that 820-822 Wesley Avenue was constructed circa 2012. A review of aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 2012 (NETR 2010, 2012). It was constructed on a lot that originally formed part of the property occupied by the Bryn Mawr Guest House, which was demolished between 1963 and 1970 and replaced with a parking lot (Sanborn Map Company 1937; NETR 1963, 1970, 1987).

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

-438232934

**Organization:** Hunter Research, Inc.

820-822 Wesley Avenue is located on a rectangular lot within the street grid less than three blocks south of the camp meeting park. It was constructed circa 2012 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 southern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the property boundaries of 816 Wesley Avenue to the north; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which extends south on Wesley Avenue to Ninth Street. 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 district in an area that has a mixed-use commercial character that is distinguishable from the dominant pre-1956 residential character of the district. Two mid-20th-century commercial buildings (833-837 Wesley Avenue and 839 Wesley Avenue/601 Ninth Street) and one circa 2015 duplex (829-831 Wesley Avenue) are located on the east side of Wesley Avenue, and the neighboring properties on the west side of Wesley Avenue (824-826 Wesley Avenue, 828-830 Wesley Avenue, 832-834 Wesley Avenue, 836-838 Wesley Avenue and 840-842 Wesley Avenue) are new construction.

Wesley 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, Wesley Avenue gradually becomes more commercial, with offices, large hotels/motels and condominium buildings increasingly interrupting the visual continuity.

**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)

**BIBLIOGRAPHY:**

<b>Author:</b>	<b>Title:</b>	<b>Year:</b>	<b>HPO Accession #:</b> (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-438232934**

**Organization:** Hunter Research, Inc.

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
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
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
Sanborn Map Company	Insurance Maps of the New Jersey Coast	1890
Taylor, Frank H	Ocean City, NJ	1903

**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)

---

Conversion Problem? ☐ ConversionNote: 414

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.

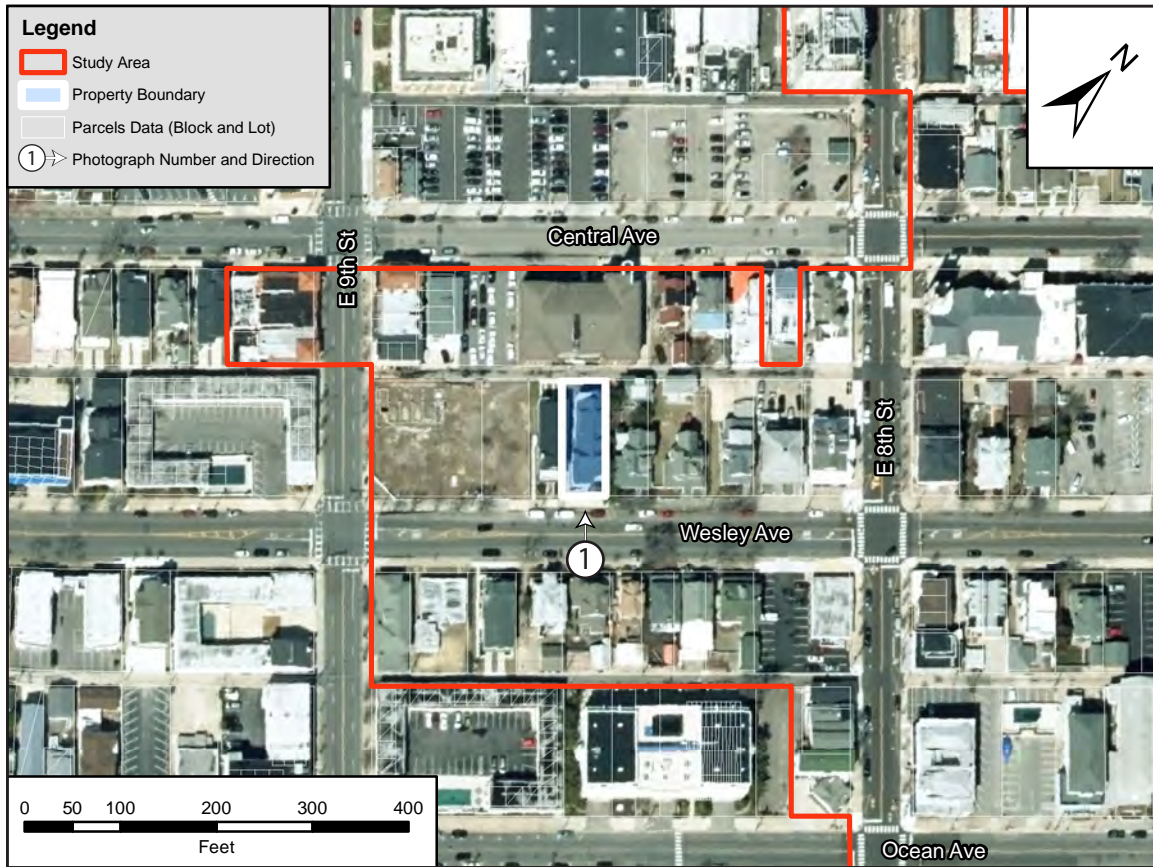
**Property ID:**

Page 3

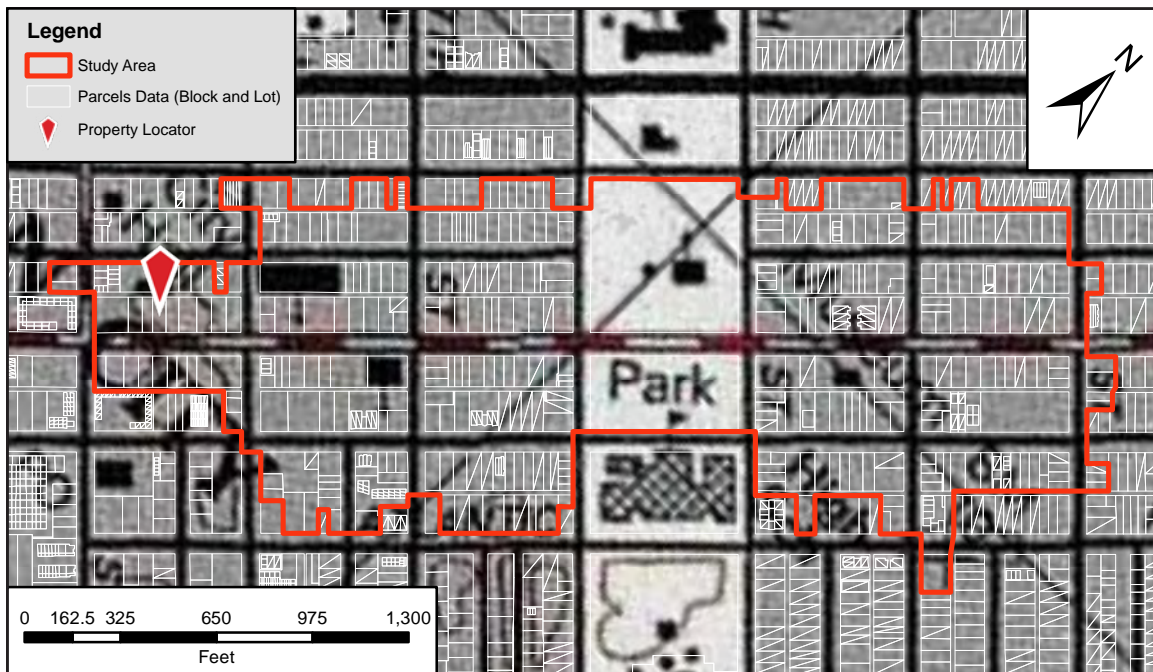
☐ (Primary Contact)

**-438232934**

Ocean City Architectural Survey  
Block 805, Lot 17.01  
820-822 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-437635352**

**Property Name:** 821-823 Wesley Ave.

**Ownership:** Private

**Address:** 821-823 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	804	4

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The property at 821-823 Wesley Avenue consists of a circa 1900 main dwelling and a circa 1915 garage. Both are evaluated contributing.

#### Main Dwelling

This 2.5-story, 5-bay, wood-frame dwelling was constructed in 1900 in the Queen Anne style. It has an asphalt-shingle gable-front roof with flared eaves featuring a 1-story, 3-sided, hexagonal bay at the second story of the front elevation and hipped dormers on the side elevations. A round tower topped by a wood-shingled conical roof with slightly flared eaves is located at the south corner of the second story above a cutaway bay at the first story. The house is clad with patterned wood shingles, which are likely modern replacements. An interior brick chimney projects from the roof ridge of the rear ell. Windows contain replacement double-hung 1/1 sash, though the attic-level Palladian window comprises an arched double-hung window with a stained glass lower sash flanked by replacement vinyl casement windows. All windows have wood sills, lintels and casings and molded crowns. The center second-story window on the front elevation is surmounted by an arched wood molding and a gabled hood. The first-story, wraparound porch dominates the front elevation. It has a hip roof supported by square wood posts set on knee-wall clad with patterned wood shingles and is supported by brick piers. Access is via a wood staircase with curved railings comprised of turned wood spindles. The northern bay of the porch has been enclosed. The porch shields the off-center entry, which is framed by leaded-glass sidelights and surmounted by a molded wood crown. The porch overhangs the

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-437635352**

**Organization:** Hunter Research, Inc.

full-height basement, which has been enclosed and contains a separate unit designated 823 Wesley Avenue. An entry to 823 Wesley Avenue is located at the north corner of the basement. It holds a modern glazed and paneled door surmounted by a bracketed arched hood. The house has a small front yard landscaped with mulched beds featuring granite-block borders and a modern wrought-iron fence set a short distance from the sidewalk. The building has not been elevated or otherwise altered for flood protection.

According to tax records, 821-823 Wesley Avenue was constructed in 1900. Historic maps confirm this date with the dwelling first appearing on the 1909 Sanborn map as a 2.5-story, wood-frame dwelling with a wraparound porch and a round corner tower. The 1922 Ocean City Directory reports that George B. and Florence N. Parker occupied the house. George Parker operated a shoe store at 758 Asbury Avenue. 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.

821-823 Wesley Avenue 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 less than three blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1909. It also retains a historically appropriate fenestration pattern, although most sashes have been replaced. Visible exterior materials include modern replacements. 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.

#### Garage

A circa 1915, 1-story, 1-bay, gable-front, detached garage is located at the rear of the property. It has a replacement corrugated metal roof and is finished with patterned wood shingles on the south elevation and with replacement corrugated metal on the north elevation. An entry containing a replacement paneled vinyl garage door grants access to the interior.

The detached garage is also deemed to be a contributing resource because it was constructed during the period of significance and retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937.

#### 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. Wesley 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 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 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 between 5th and 6th Streets.

#### Registration and Status

National Historic Landmark?: ☐

#### Dates:

National Register: 3/20/2003

SHPO Opinion:

New Jersey Register: 1/15/2003

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:

#### Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	West Jersey History Project	2013		
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-437635352**

**Organization:** Hunter Research, Inc.

(None Listed)	Polk's Ocean City Directory	1937
(None Listed)	Boyd's Ocean City Directory	1921
(None Listed)	Boyd's Ocean City Directory	1922
(None Listed)	Polk's Ocean City Directory	1928
Bzdak, Meredith A	Ocean City Residential Historic District, National Register Nomination Form	2001
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Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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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 v12: 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:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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:**

Page 3

☐ (Primary Contact)

**-437635352**

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

---

Conversion Problem? ☐ ConversionNote: 323

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.

☐ (Primary Contact)

**Property ID:**

**-437635352**

Page 4



## CONTINUATION SHEET

821-823 Wesley Avenue

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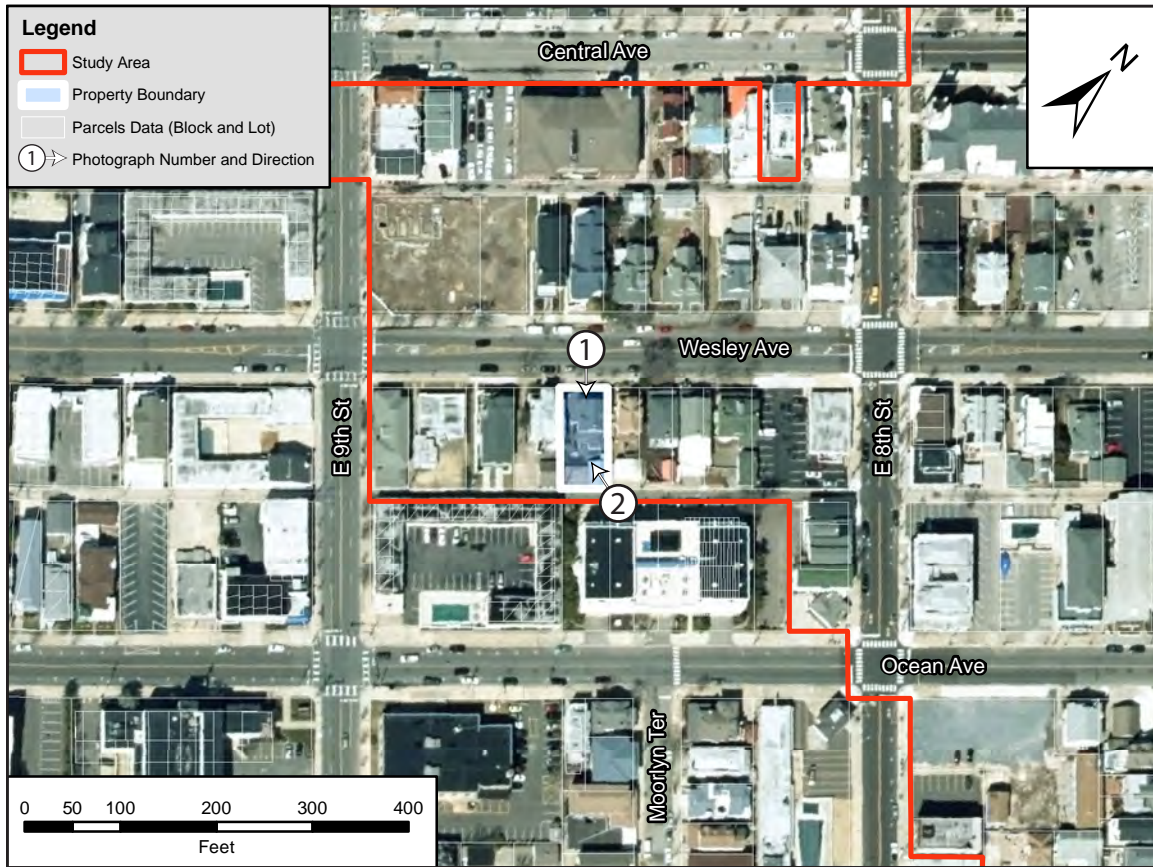


Photograph 2: Oblique view of the garage located at the rear of 821-823 Wesley Avenue. View looking west.

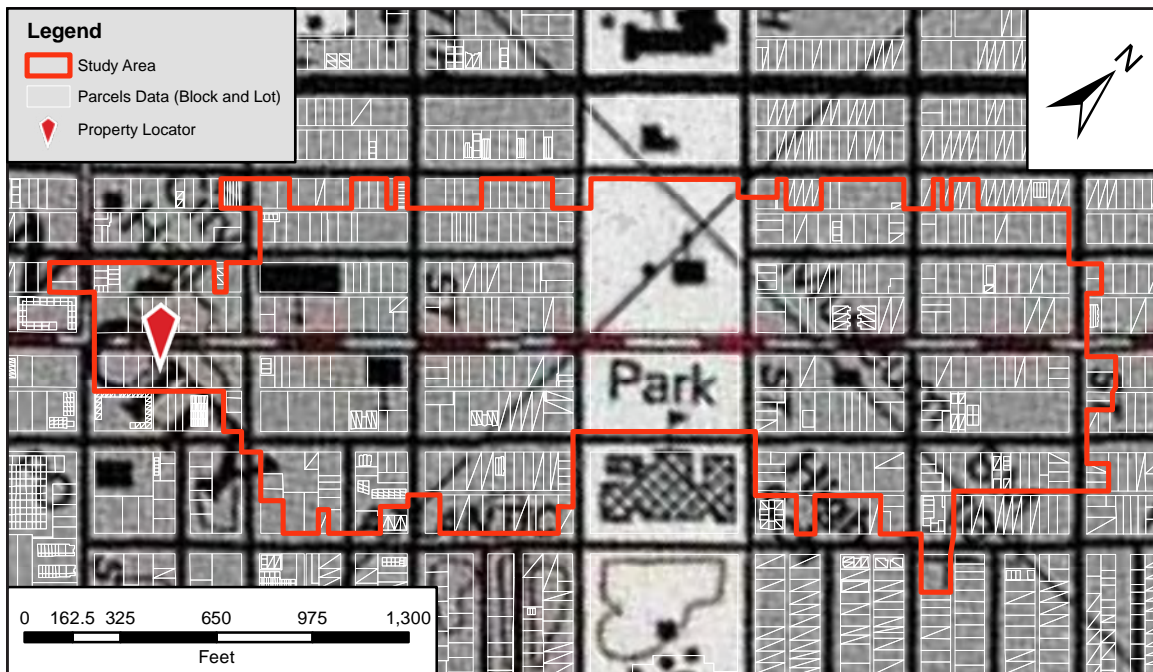
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

Ocean City Architectural Survey  
Block 804, Lot 4  
821-823 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: 1206913949

**Property Name:** 824-826 Wesley Ave.

**Ownership:** Private

**Address:** 824-826 Wesley AVE

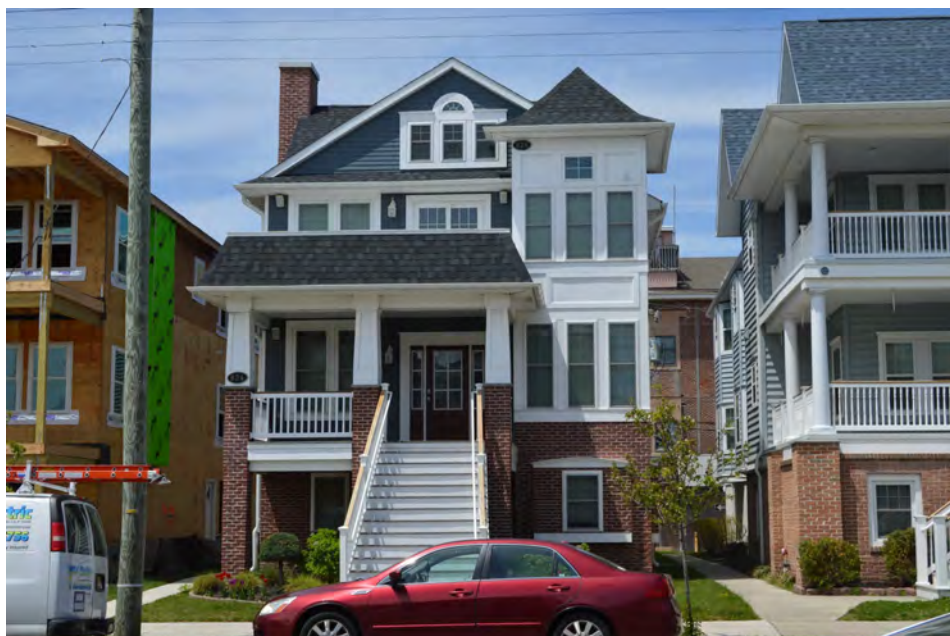
**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	805	17.02

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 3-bay duplex was constructed circa 2015. It has an asphalt-shingle, cross-gable roof and is clad with vinyl siding. A pent roof spans the front elevation above the second story and encloses the front-facing gable at the attic level. A 2-story, 3-sided, rectangular tower topped by a hip roof with flared eaves is located at the eastern corner of the building, comprises the northernmost bay of the front elevation and projects slightly beyond the wall surface of the front elevation. An exterior brick chimney is located on the south (elevation) and pierces the roof slope. The windows contain double-hung 1/1 vinyl sash with faux 4/1 muntins set in vinyl surrounds, and a Palladian window appears at the attic level on the front elevation. A 1-story porch spans the southernmost two bays of the front elevation, terminating at the corner tower. It has a flat on hip roof supported by canted columns set on brick-clad piers that extend to the ground and vinyl picket railings. The roof also serves as a wall for the second-story balcony that it supports. Access to the first-story porch is via a central staircase with vinyl picket railings. The first-story porch shields the centered front entry to the first-story unit, which contains a glazed and paneled door framed by sidelights. The porch sits above the full-height basement, which is clad with running-bond brick on the front elevation and vinyl siding on the north and south (side) elevations. The concrete foundation has been finished with brick. The duplex has a small front yard landscaped with a lawn and bushes and decorative plants. It is set a short distance from the sidewalk.

It is estimated that 824-826 Wesley Avenue was constructed circa 2015. A review of aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 2015 (NETR 2013, 2015). It was constructed on a lot that originally formed part of the

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1206913949

**Organization:** Hunter Research, Inc.

property occupied by the Bryn Mawr Guest House, which was demolished between 1963 and 1970 and replaced with a parking lot (Sanborn Map Company 1937; NETR 1963, 1970, 1987).

824-826 Wesley Avenue is located on a rectangular lot within the street grid less than three blocks south of the camp meeting park. It was constructed circa 2015 and is less than 50 years of age at the time of this survey.

**Setting:**

The property is currently located outside and approximately 45 feet south of the southern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the property boundaries of 816 Wesley Avenue to the north; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which extends south on Wesley Avenue to Ninth Street. 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 district in an area that has a mixed-use commercial character that is distinguishable from the dominant pre-1956 residential character of the district. Two mid-20th-century commercial buildings (833-837 Wesley Avenue and 839 Wesley Avenue/601 Ninth Street) and one circa 2015 duplex (829-831 Wesley Avenue) are located on the east side of Wesley Avenue, and the neighboring properties on the west side of Wesley Avenue (820-822 Wesley Avenue, 828-830 Wesley Avenue, 832-834 Wesley Avenue, 836-838 Wesley Avenue and 840-842 Wesley Avenue) are new construction.

Wesley 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, Wesley Avenue gradually becomes more commercial, with offices, large hotels/motels and condominium buildings increasingly interrupting the visual continuity.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018		
(None Listed)	Polk's Ocean City Directory	1928		
(None Listed)	Polk's Ocean City Directory	1924		
(None Listed)	Boyd's Ocean City Directory	1921		
(None Listed)	West Jersey History Project	2013		
(None Listed)	Boyd's Ocean City Directory	1922		
(None Listed)	Polk's Ocean City Directory	1937		
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 American: Ocean City, New Jersey	1996		

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1206913949**

**Organization:** Hunter Research, Inc.



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	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	1894
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893
Rush, Mary Townsend	Ocean City Guide Book and Directory	1895
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:

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)

Conversion Problem? ☐ ConversionNote: 413

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.

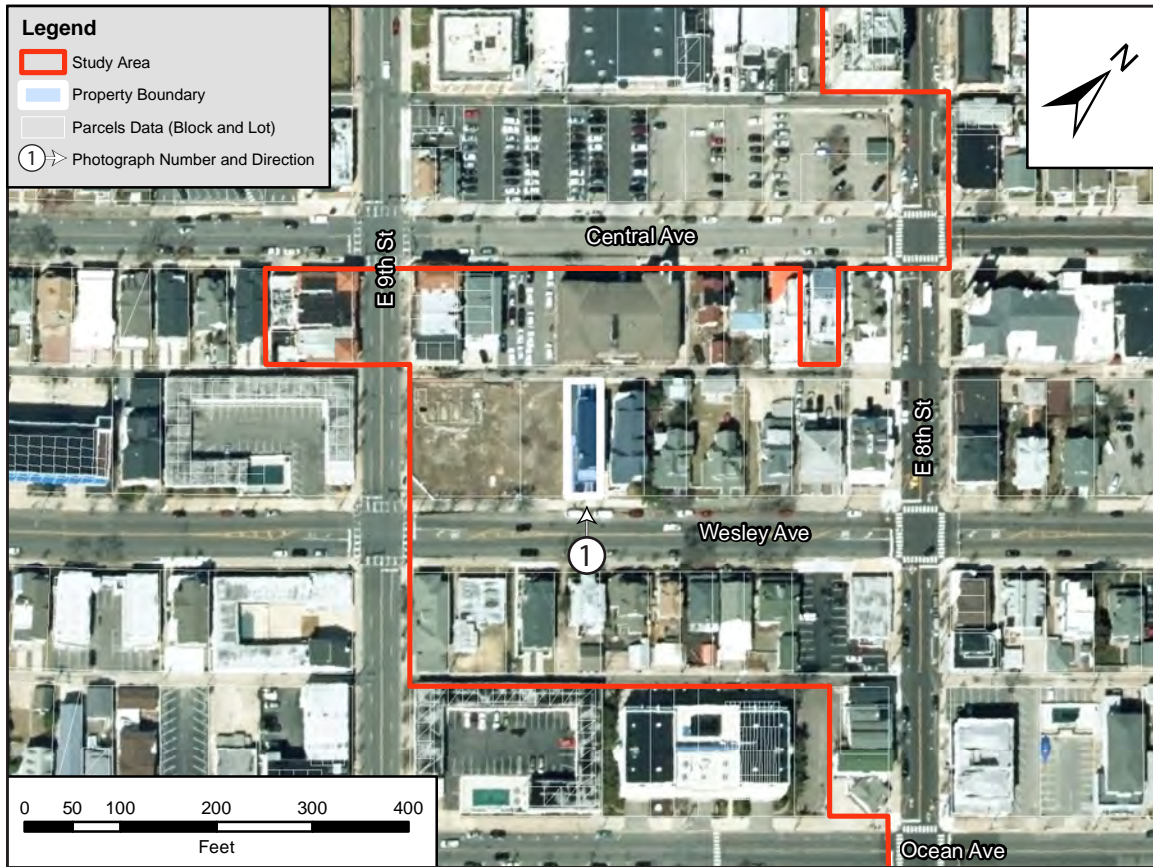
**Property ID:**

**1206913949**

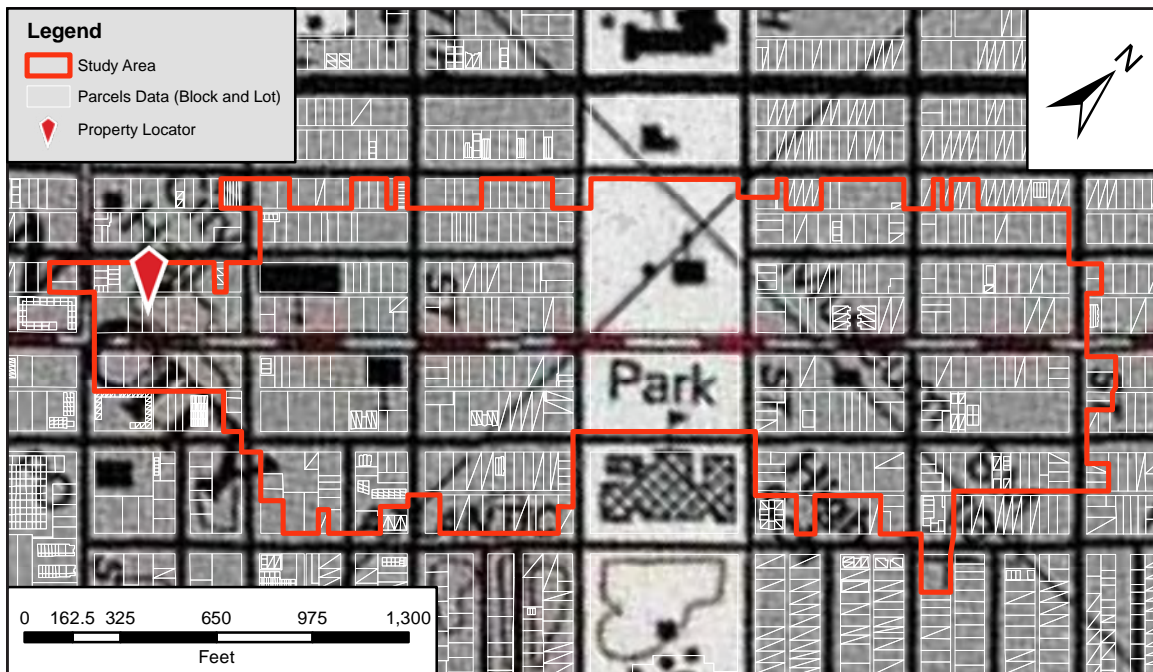
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
 Block 805, Lot 17.02  
 824-826 Wesley Ave.  
 Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-321217077**

**Property Name:** 825 Wesley Ave.  
**Address:** 825 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	804	3.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property (Block 804/Lot 3.01) at 825 Wesley Avenue contains two buildings. The main dwelling (pictured above) is located at the front of the property on Wesley Avenue and was constructed circa 1900. A garage, converted into a cottage, is located at the rear of the property and was constructed circa 1930. Both buildings are contributing resources.

### Main Dwelling

This 2-story, 3-bay, symmetrical, Neoclassical-style brick dwelling was originally constructed circa 1900 and was rebuilt following the Ocean City Boardwalk Fire of 1927. It has a flat or slightly hipped roof with slightly overhanging eaves supported by a bracketed cornice above a wide band of dentiled wood trim that wraps around the building. The corners are finished with wood Doric pilasters. An exterior brick chimney is located on the south elevation. On the front elevation, the second-story windows contain the original 15/1 double-hung wood sash, and the first-story hexagonal bay windows hold the original 15/1 and 6/1 double-hung wood sash. The bay windows feature wood paneling and are framed by pilasters and surmounted by a dentiled entablature. The windows on the side and rear elevations contain a mix of double-hung 6/1, 9/1 and 1/1 sash, some of which appear to be modern replacements, and have what appear to be stone sills and lintels. The full-story entry porch dominates the front façade. It has a flat roof supported by massive Doric columns and shields the center-hall front entry, which contains the original paired glazed and paneled wood doors framed by Corinthian pilasters and surmounted by a

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-321217077**

Page 1

☐ (Primary Contact)

transom and a dentiled entablature. A 2-story open porch also spans the front elevation. It has turned wood spindle railings, and the second-story is supported by Doric columns set below a bracketed cornice and a wide band of dentiled wood trim. Access to the second-story porch from the interior is via two original glazed doors. Access to the first-story porch is via a wood staircase supported by brick wing walls featuring replacement vinyl turned spindle railings. The porch sits above the full-height brick basement, which features paired boulevard 6/1 windows with what appear to be stone sills and lintels on the front elevation. The house has a small front 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.

825 Wesley Avenue was originally constructed between 1890 and 1909 (Sanborn Map Company 1890, 1909). In 1927, the Ocean City Boardwalk Fire damaged the house, which was subsequently rebuilt (Sanborn Map Company 1927; Ocean City Div. of Planning & Development 1991; Bzdak 2001). It appears that the house was rebuilt to match its original appearance, for its current form, massing and orientation match that depicted in the 1909 Sanborn map. According to the 1922 Ocean City Directory, Mrs. A. Champion Baker and Mrs. Anna Baker occupied the dwelling. The dwelling is a significant representative example of the Neoclassical style, which became popular across the United States following the World's Columbian Exhibition in 1893. The colonnaded buildings of the World's Columbian Exposition were widely publicized and revived national interest in classical models of architecture. Although vernacular houses displaying Neoclassical-style influences are common within the Ocean City Residential Historic District, with most examples dating from the 1900s to the 1920s, 825 Wesley Avenue is the only high-style example of the Neoclassical style in the district.

825 Wesley Avenue was built circa 1900 and rebuilt circa 1927 during the Ocean City Residential Historic District's period of significance. It is located on a rectangular lot within the street grid less than three blocks south of the camp meeting. The building retains its historic orientation, form and massing as documented by Sanborn fire insurance map of 1937. It also retains a historically appropriate fenestration pattern and many of its double-hung wood windows, though some windows on the side and rear elevations appear to contain replacement sash. Apart from these replacement window sashes and the replacement vinyl railings on the staircase, all of the exterior materials appear to be original, at least to the 1927 rebuild. In addition, it appears that none of the original Neoclassical-style ornamental details have been lost or removed. Integrity of setting, location, feeling and association are also present. It has a high degree of integrity and is rated contributing.

#### Garage

A circa 1930 detached, 1.5-story, 3-bay, gable-front outbuilding is located at the rear of the property. It was originally constructed as a garage and has been remodeled into a cottage. It has an asphalt-shingle roof with exposed rafters and is clad with vinyl siding. Vinyl fish-scale shingles appear at the attic level. Paired vinyl casement windows surmounted by a fanlight and featuring a molded vinyl surround appear at the attic level on the front elevation. Access to the interior is via modern paired French doors with a molded vinyl surround that resembles Doric pilasters surmounted by an arched entablature with a prominent keystone. The outbuilding rests on a concrete foundation. Although all of the exterior materials on the garage are modern replacements and it no longer reflects its design as a garage, it is also deemed to be a contributing resource because it was constructed during the period of significance of the Ocean City Residential Historical District and retains its historic orientation, form and massing as documented by the Sanborn fire insurance map of 1937.

#### Setting:

The property is located inside 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. Wesley 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 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:

Site Map:

(See Continuation Sheet for Maps)

#### BIBLIOGRAPHY:

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**-321217077**

Page 2



Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
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 American: Ocean City, New Jersey	1996	
Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	
Guter and Foster, Robert and Janet	Building by the Book: Pattern Book Architecture in New Jersey	1992	
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	
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	1892	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1893	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1894	
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	
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 v12: Key-Contributing to H.D. (1/1/1990)

Notes: Evaluated as key contributing in 2001 (Bzdak). Recommended contributing in 2018 due to lack of individual architectural significance.

**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:**

**-321217077**

Page 3

☐ (Primary Contact)

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**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> 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: 277

*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:**

**-321217077**

Page 4

☐ (Primary Contact)

## CONTINUATION SHEET

825 Wesley Avenue

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Photograph 2: Close-up view of the front entry to 825 Wesley Avenue. View looking southeast.

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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

## CONTINUATION SHEET

825 Wesley Avenue



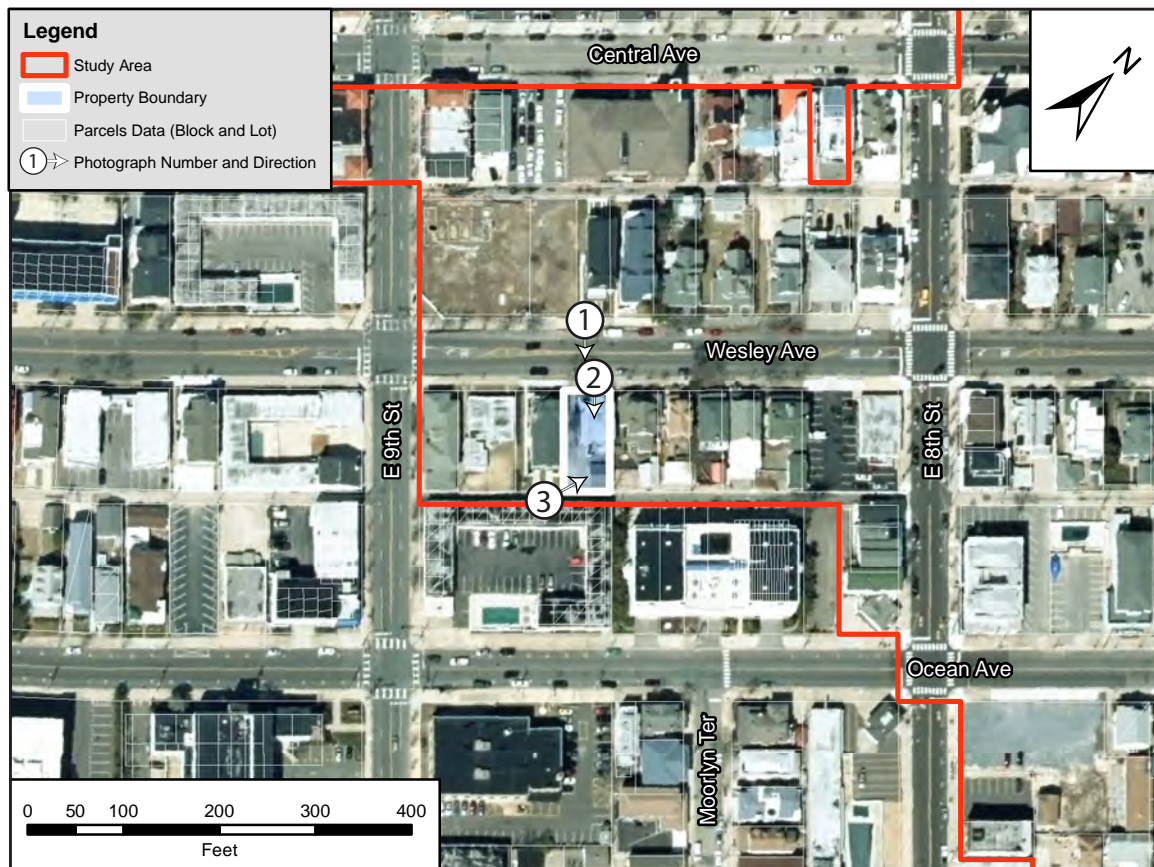
Photograph 3: Oblique view of the former garage converted into a cottage located at the rear of 825 Wesley Avenue. View looking north.

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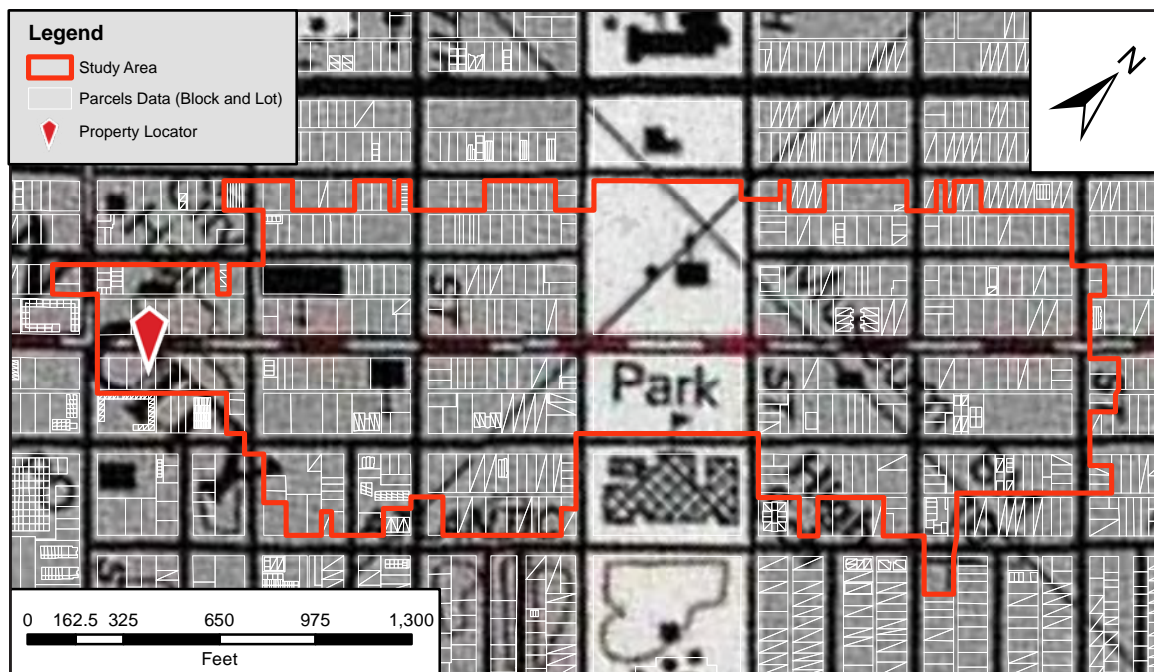
**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey **Date:** June 2018  
**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians  
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
Block 804, Lot 3.01  
825 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1539023216

**Property Name:** 828 Wesley Ave.

**Ownership:** Private

**Address:** 828 Wesley AVE

**Apartment #:**

**ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	805	17.03

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2-story, 3-bay, gable-front, wood-frame dwelling was under construction at the time of this survey in 2018. It has double-hung 1/1 vinyl windows. A 2-story porch spans the front elevation and wraps around the south elevation. It is recessed beneath the main roof block. The first-story porch shields the centered front entry, which contains a glazed and paneled door framed by sidelights. The porch overhangs the full-height basement, which features two additional entries containing glazed doors. The dwelling has a concrete-block foundation. The dwelling has a small front yard and is set a short distance from the sidewalk.

The dwelling at 828 Wesley Avenue was under construction at the time of this survey in 2018. It was built on a vacant lot that appears to have originally formed part of the property occupied by the Bryn Mawr Guest House, which was demolished between 1963 and 1970 and replaced with a parking lot (Sanborn Map Company 1937; NETR 1963, 1970, 1987).

### Setting:

The property is currently located approximately 45 feet southwest and outside of the southern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the property boundaries of 816 Wesley Avenue to the northwest; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes all of the 800 block of Wesley Avenue. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1539023216

**Organization:** Hunter Research, Inc.

because it is located in an area at the edge of the district that has a commercial character that is distinguishable from the dominant pre-1956 residential character of the district. Two mid-20th-century commercial buildings (833-837 Wesley Avenue and 839 Wesley Avenue/601 Ninth Street) and one circa 2015 duplex (829-831 Wesley Avenue) are located on the east side of Wesley Avenue, and the neighboring properties on the west side of Wesley Avenue (820-822 Wesley Avenue, 824-826 Wesley Avenue, 832-834 Wesley Avenue, 836-838 Wesley Avenue and 840-842 Wesley Avenue) are new construction.

Wesley 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, Wesley 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 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)

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Boyd's Ocean City Directory	1922	
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 American: Ocean City, New Jersey	1996	
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	Ocean City: America's Greatest Family Resort	2003	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred and Susan	Legendary Locals of Ocean City, New Jersey	2011	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1539023216**

**Organization:** Hunter Research, Inc.

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	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:**

**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: 10/8/2018

---

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

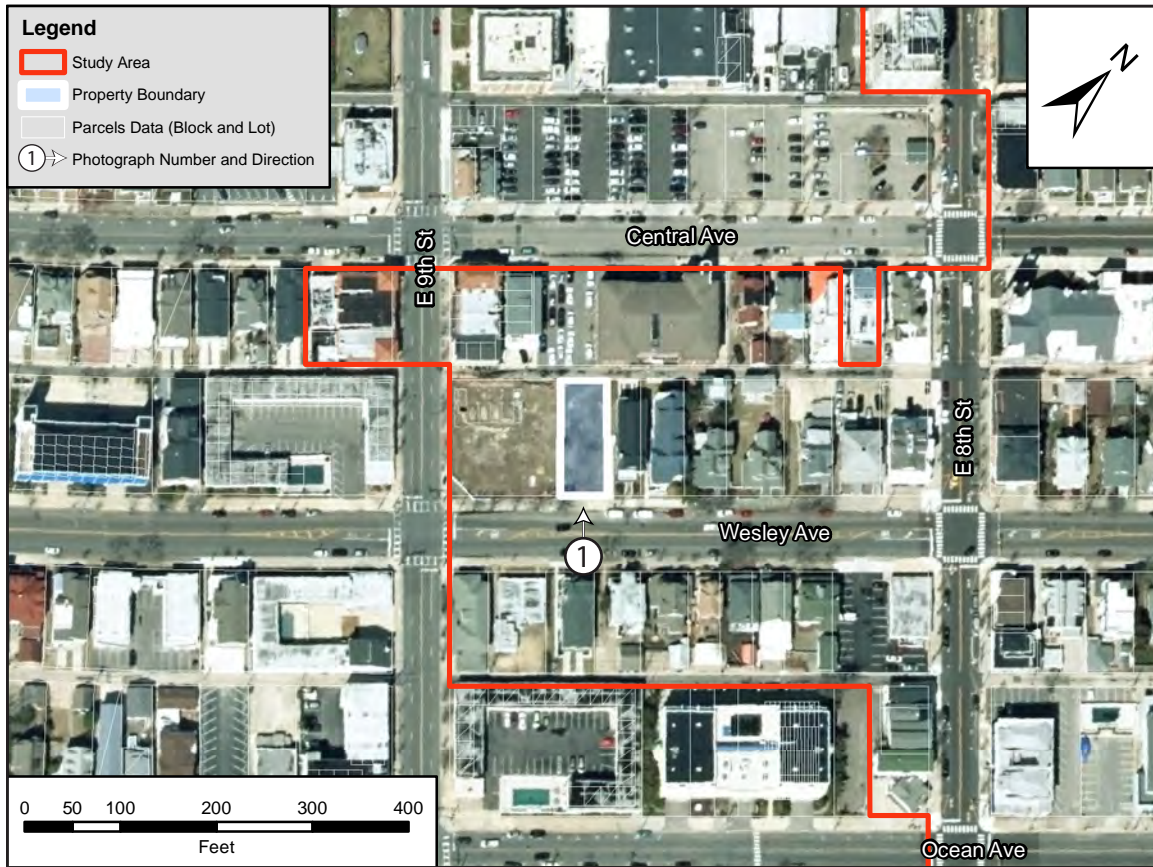
☐ (Primary Contact)

**1539023216**

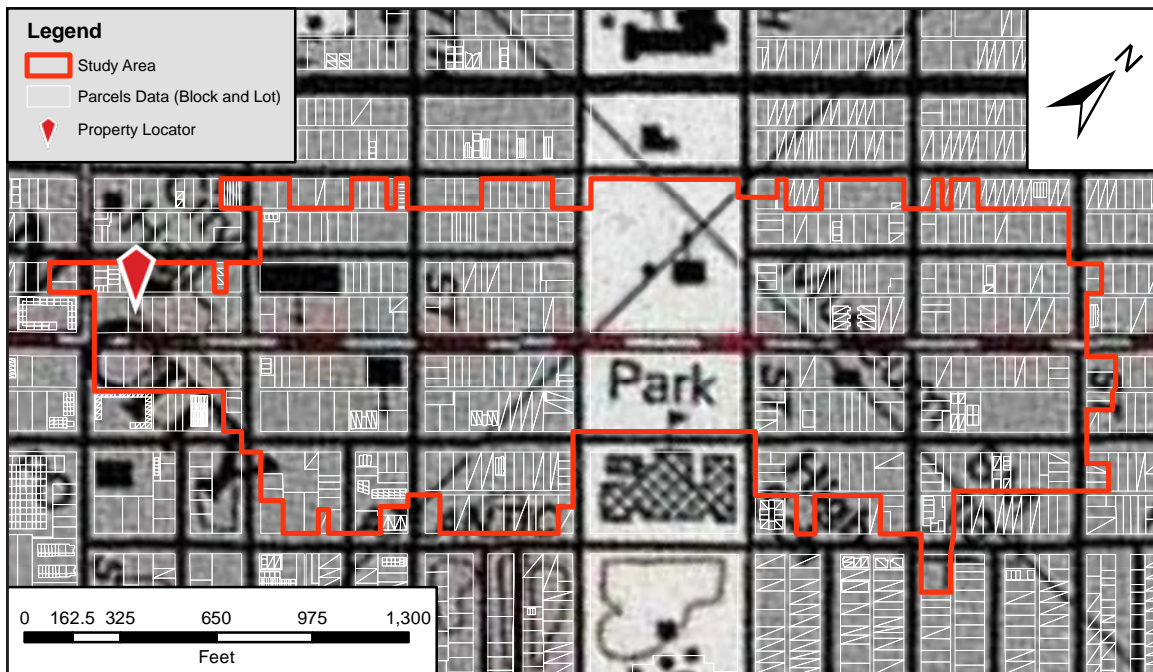
Page 3



Ocean City Architectural Survey  
Block 805, Lot 17.03  
828 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: 1227599635

**Property Name:** 829-831 Wesley Ave.  
**Address:** 829-831 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	804	3

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 2.5-story with raised basement, 3-bay, contemporary, wood-frame duplex was constructed circa 2015. It has an asphalt-shingle, cross-gable roof and is finished with vinyl shingles on the front elevation and vinyl siding on north and south (side) and rear elevations. A 1-story, 3-sided, hexagonal bay topped by a hip roof is located within the prominent front-facing gable comprising the southernmost bay of the second story on the front elevation. An exterior brick chimney is located on the north (side) elevation, and a gabled dormer projects from the roof above the northernmost bay of the front elevation. The windows contain double-hung 1/1 vinyl sash with a mix of faux 4/1 and 6/1 muntins set in vinyl surrounds and with molded vinyl crowns. A full-width porch spans the front elevation at the first story. It has a hip roof supported by square Doric columns and vinyl picket railings and is supported by brick-clad piers. Access is via a central staircase featuring a quarter turn and vinyl picket railings. In the southernmost bay of the front elevation, the porch supports a balcony with vinyl picket railings at the second story. The porch shields the centered front entry to the first-story unit, which contains a glazed and paneled door framed by sidelights. An additional entry containing a glazed and paneled door is located at the basement level on the south (side) elevation. The duplex has a full-height basement, and the foundation has been faced with brick. The duplex has a small front yard landscaped with a lawn and bushes set in mulched beds and is set a short distance from the sidewalk.

It is estimated that 829-831 Wesley Avenue was constructed circa 2015. A review of aerial photographs confirms this date of construction, with the dwelling first appearing on an aerial dating to 2015 (NETR 2013, 2015). It was constructed on a vacant lot (NETR 2013, 2015).

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

**Property ID:**

Page 1

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

1227599635

**Organization:** Hunter Research, Inc.

829-831 Wesley Avenue is located on a rectangular lot within the street grid less than three blocks south of the camp meeting park. It was constructed circa 2015 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 southern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the property boundaries of 825 Wesley Avenue to the north; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which extends south on Wesley Avenue to Ninth Street. This survey update in 2018 recommends that the property be excluded from both the national/state and local historic districts because it is at the edge of the district in an area that has a mixed-use commercial character that is distinguishable from the dominant pre-1956 residential character of the district. Two mid-20th-century commercial building are located on the two neighboring properties to the south on the east side of Wesley Avenue (833-837 Wesley Avenue and 839 Wesley Avenue/601 Ninth Street), and the neighboring properties on the west side of Wesley Avenue (820-822 Wesley Avenue, 824-826 Wesley Avenue, 828-830 Wesley Avenue, 832-834 Wesley Avenue, 836-838 Wesley Avenue and 840-842 Wesley Avenue) are new construction.

Wesley 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, Wesley Avenue gradually becomes more commercial, with offices, large hotels/motels and condominium buildings increasingly interrupting the visual continuity.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	Polk's Ocean City Directory	1928	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
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Esposito, Frank J. and Robert J.	Images of America: Ocean City, New Jersey, Volume II	1998	

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**1227599635**

**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 and Susan	Legendary Locals of Ocean City, New Jersey	2011
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
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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	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	1923
Sanborn Map Company	Ocean City, Cape May County, New Jersey	1909
Sanborn Map Company	Insurance Maps of the New Jersey Coast	1890
Taylor, Frank H	Ocean City, NJ	1903

**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)

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Conversion Problem? ☐

ConversionNote: 415

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:**

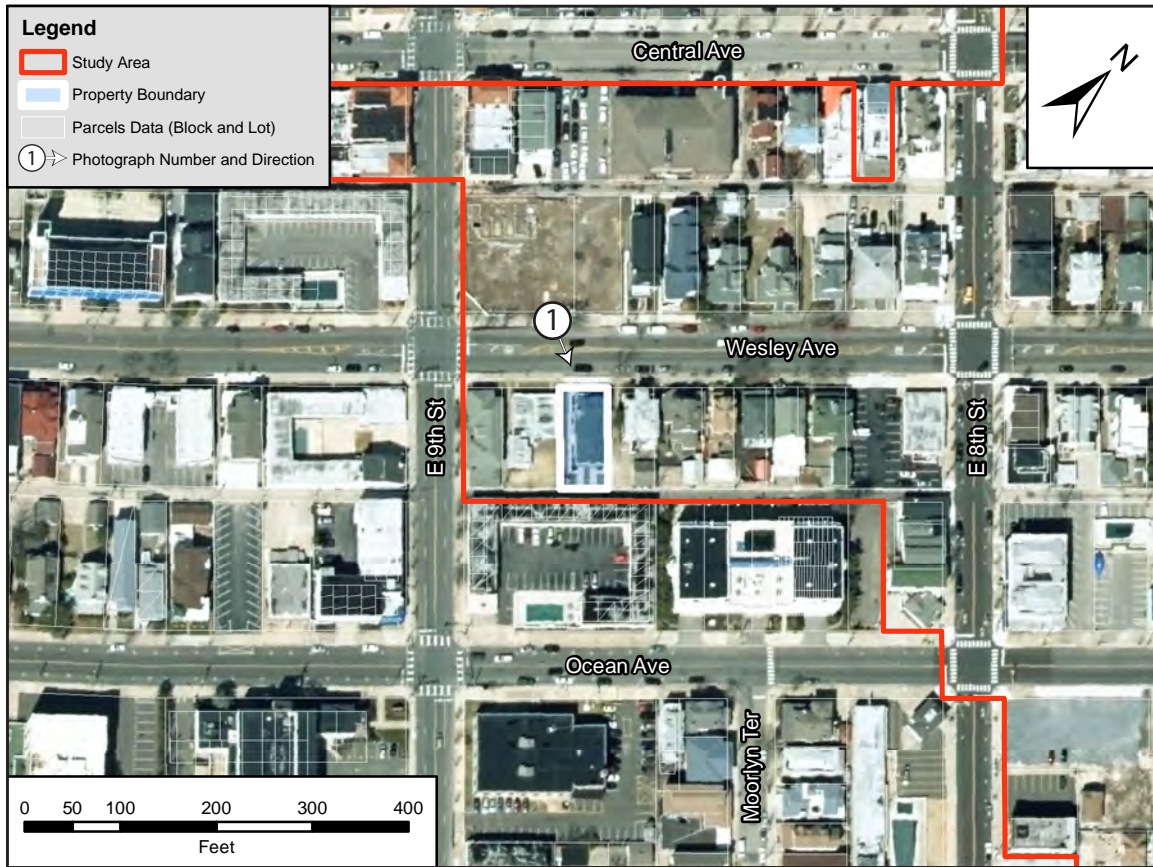
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Page 3

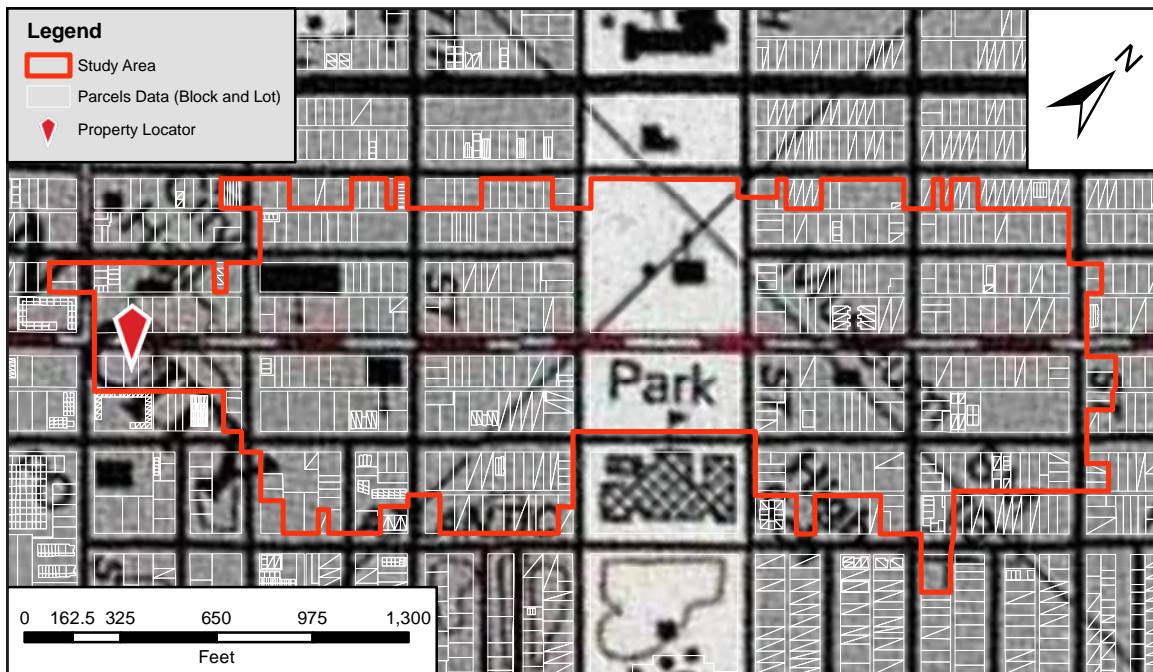
☐ (Primary Contact)



Ocean City Architectural Survey  
Block 804, Lot 3  
829-831 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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

## PROPERTY REPORT

Property ID: **-637474818**

**Property Name:** 832-842 Wesley Avenue  
**Address:** 832-842 Wesley AVE

**Ownership:** Private  
**Apartment #:** **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	805	17.04

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This property was originally known as 525 Ninth Street and contained the Booker NE Clam Shack. The Booker NE Clam Shack was demolished between 2002 and 2006. The property was recently subdivided into three lots on which three new duplexes were constructed in 2017. These duplexes are at 832-834 Wesley Avenue (Block 805/Lot 17.04, pictured above), 836-838 Wesley Avenue (Block 805/Lot 17.05) and 840-842 Wesley Avenue (Block 805/Lot 17.06).

### 832-834 Wesley Avenue

This 2.5-story, 3-bay, contemporary, wood-frame duplex was constructed in 2017. It has an asphalt-shingle, low-pitched, pyramidal hip roof with moderately overhanging eaves above a molded dentilled vinyl cornice on the front elevation and is clad with vinyl shingles. A hipped dormer projects from the roof on the front elevation. The windows contain double-hung 1/1 vinyl windows with faux 4/1 sash set in vinyl surrounds. A full-width porch spans the front elevation at the first story. It has a hip roof supported by paneled square columns and vinyl picket railings and is supported by square piers faced with brick. Access is via a central staircase with vinyl picket railings. The porch shields the centered front entry, which contains a glazed and paneled door framed by sidelights and presumably provides access to the first-floor unit. The first-story porch supports a second-story balcony, and it appears that the porch roof has been extended upwards to serve as a railing for the balcony. The first-story porch overhangs the full-height basement, which is faced with brick on the front elevation. An

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-637474818**

Page 1

☐ (Primary Contact)

additional entry, which presumably provides access to the second-floor unit, is located on south (side) elevation and is not easily visible from the public right-of-way. It is topped by a bracketed hood. A concrete foundation supports the duplex. The duplex has a small front yard that has been landscaped with a lawn and bushes set in mulched beds and is located a short distance from the sidewalk.

#### 836-838 Wesley Avenue

This 2.5-story, 3-bay, contemporary, wood-frame duplex was constructed in 2017. It has an asphalt-shingle, low-pitched, pyramidal hip roof with moderately overhanging eaves above a molded dentilled vinyl cornice on the front elevation and is clad with vinyl shingles. A hipped dormer projects from the roof on the front elevation. The windows contain double-hung 1/1 vinyl windows with faux 4/1 sash set in vinyl surrounds. A full-width porch spans the front elevation at the first story. It has a hip roof supported by paneled square columns set on piers faced with brick that extend uninterrupted to the ground and vinyl picket railings. Access is via a central split staircase with vinyl picket railings and supported by paneled walls and piers that have been faced with brick. The porch shields the centered front entry, which contains a glazed and paneled door framed by sidelights and presumably provides access to the first-floor unit. The first-story porch supports a second-story balcony, and it appears that the porch roof has been extended upwards to serve as a railing for the balcony. The first-story porch overhangs the full-height basement. An additional entry, which presumably provides access to the second-floor unit, is located on south (side) elevation and is not easily visible from the public right-of-way. It is topped by a bracketed hood. A concrete foundation supports the duplex. The duplex has a small front yard that has been landscaped with a lawn and bushes set in mulched beds and is located a short distance from the sidewalk.

#### 840-842 Wesley Avenue

This 2-story, 2-bay, contemporary, wood-frame duplex was constructed in 2017. It has an asphalt-shingle, low-pitched, multi-directional hip roof with moderately overhanging eaves, which feature brackets at the square bays that project from the southern and eastern corners of the duplex and is clad with vinyl siding and faux board-and-batten siding. The windows contain double-hung 1/1 vinyl sash with faux 2/1 muntins set in vinyl surrounds, and transoms top the second-story windows in the square projecting bay at the southern corner of the building. Fixed paneled shutters frame the windows at the basement level. A 2-story porch spans the northernmost bay on the front elevation, terminating at the square projecting bay. It has vinyl picket railings, and the second-story porch is supported by square posts. Access to the first-story porch is via a staircase featuring a quarter turn and vinyl picket railings. The porch shields the front entry to the first-floor unit, which is located on the north side of the square projecting bay and is oriented parallel to Wesley Avenue. It contains a glazed and paneled door flanked by sidelights. The porch overhangs the full-height basement, which has been faced with brick. An additional entry providing access to the second-floor unit is located in the southernmost bay of the front elevation. A hipped hood with a standing-seam metal roof supported by bracketed square Doric pilasters shields the entry, which contains a glazed and paneled door framed by sidelights. The duplex has a small front yard that has been landscaped with a lawn and bushes set in mulched beds and is set a short distance from the sidewalk.

According to tax records, the three duplexes at 832-834 Wesley Avenue, 836-838 Wesley Avenue and 840-842 Wesley Avenue were constructed in 2017. They were constructed on a property previously occupied by the Booker NE Clam Shack (525 Ninth Street), which was demolished between 2002 and 2006 (NETR 2002, 2006). The Booker NE Clam Shack had been constructed between 1977 and 1987 on the property originally occupied by the Strand Hotel, which opened in 1894 and was demolished in 1977 (Miller and Miller 2014).

#### Setting:

The property is currently located outside and approximately 125 feet southwest of the southern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the property boundaries of 816 Wesley Avenue to the northwest; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which includes all of the 800 block of Wesley 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 district that has a commercial character that is distinguishable from the dominant pre-1956 residential character of the district. Two mid-20th-century commercial buildings (833-837 Wesley Avenue and 839 Wesley Avenue/601 Ninth Street) and one circa 2015 duplex (829-831 Wesley Avenue) are located on the east side of Wesley Avenue, and the neighboring properties on the west side of Wesley Avenue (820-822 Wesley Avenue, 824-826 Wesley Avenue) are new construction.

Wesley 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. At Eighth Street, Wesley Avenue gradually becomes more commercial, with commercial buildings and large hotels/motels and condominium buildings increasingly interrupting the visual continuity of a residential neighborhood.

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

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-637474818**

**Organization:** Hunter Research, Inc.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	Boyd's Ocean City Directory	1921	
(None Listed)	Polk's Ocean City Directory	1924	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
(None Listed)	Polk's Ocean City Directory	1937	
(None Listed)	West Jersey History Project	2013	
(None Listed)	Polk's Ocean City Directory	1928	
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	
Esposito, Frank J. and Robert J.	Images of American: Ocean City, New Jersey	1996	
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	
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014	
Miller, Fred	Images of America: Ocean City, 1950-1980	2006	
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	1894	
Rush, Mary Townsend	Ocean City Guide Book and Directory	1892	
Sanborn Map Company	Insurance Maps of New Jersey Coast, New Jersey	1937	

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

**Property ID:**

Page 3

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-637474818**

**Organization:** Hunter Research, Inc.



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
Taylor, Frank H	Ocean City, NJ	1903

**Additional Information:**

Demolished: YES

Survey: CAP GB 70 v2: Non-contributing to H.D. (1/1/1990)

Notes: Street address changed from 525 Ninth St. to 832-842 Wesley Avenue based on field verification.

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

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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)

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**Conversion Problem?** ☐ **ConversionNote:** 246**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☐ (Primary Contact)**Organization:** Hunter Research, Inc.**Property ID:****-637474818**

Page 4

## CONTINUATION SHEET

832-842 Wesley Avenue



Photograph 2: 836-838 Wesley Avenue. View looking northwest.

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

**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608

## CONTINUATION SHEET

832-842 Wesley Avenue



Photograph 3: 840-842 Wesley Avenue. View looking northwest.

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

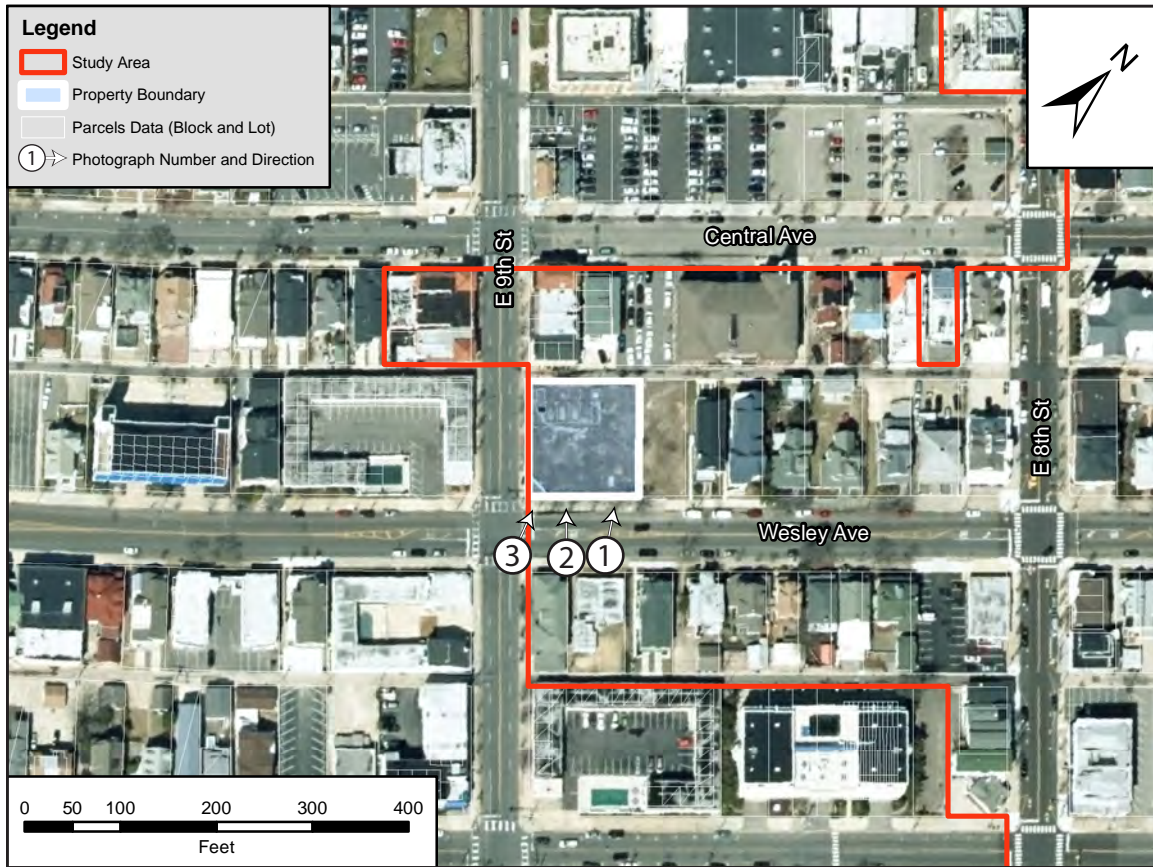
**Date:** June 2018

**Surveyor:** Eryn Boyce and Rachel Craft, Architectural Historians

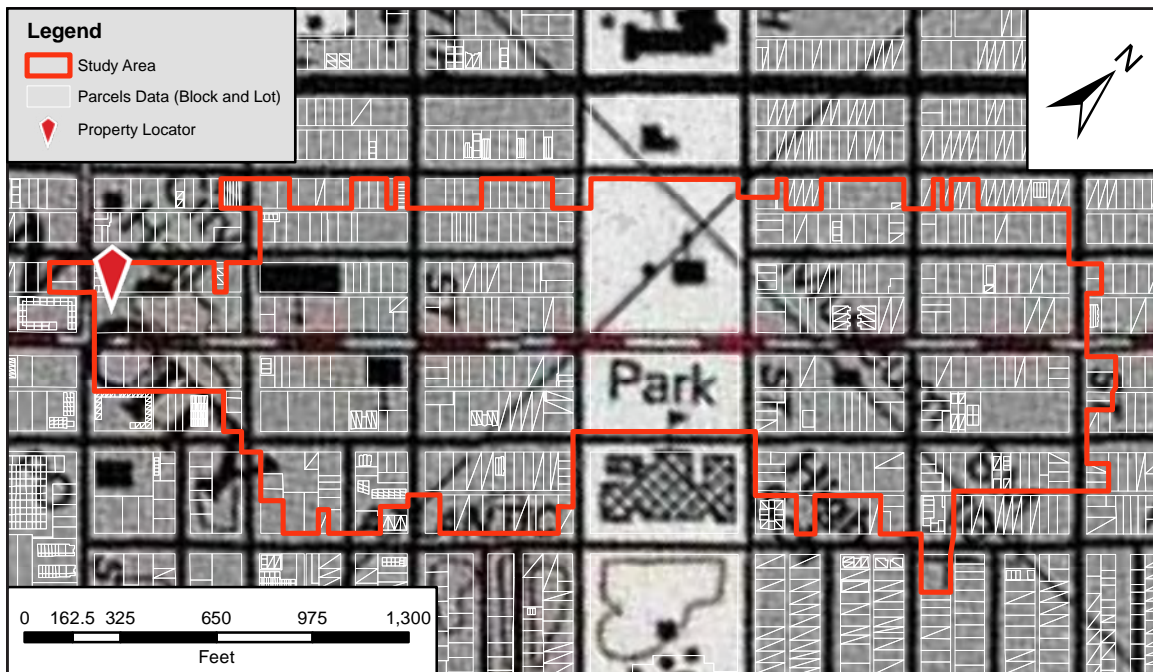
**Organization:** Hunter Research, Inc. – 120 West State Street, Trenton, NJ 08608



Ocean City Architectural Survey  
 Block 805, Lot 17.04  
 832-842 Wesley Avenue  
 Location Map



NJGIN Orthophotography 2015



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



## PROPERTY REPORT

Property ID: **-2041864198**

**Property Name:** 833-837 Wesley Ave.  
**Address:** 833-837 Wesley AVE

**Ownership:** Private  
**Apartment #:** 837 **ZIP:** 08226

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
CAPE_MAY	Ocean City		Ocean City	804	2

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

This 1-story, 4-bay, brick-faced, concrete-block commercial building with minimal Colonial Revival style influences was constructed circa 1955. It has a flat roof and is clad with running-bond brick on the front elevation and stuccoed on the north and south (side) elevations. A circa 1956 1-story, 1-bay, flat roof rear addition extends beyond the wall surface of the north (side) elevation. The windows contain the original double-hung 8/8 wood sash. All windows have concrete sills, and the windows on the front elevation have soldier-pattern brick lintels and are framed by fixed louvered wood shutters. Two main entries (833 Wesley Avenue and 835 Wesley Avenue) containing glazed and paneled wood doors that are located in the southernmost and northernmost bays of the front elevation. An additional entry (837 Wesley Avenue) containing a glazed and paneled wood door is located on the front elevation of the rear addition. A built-in brick planter spans the central two bays on the front elevation. The foundation was not observed. The building has a small front yard landscaped with a lawn and is set a short distance from the sidewalk. The building has not been elevated or otherwise altered for floor protection.

It is estimated that 833-837 Wesley Avenue was constructed circa 1955 and expanded with a rear addition circa 1956. A review of historic maps and aerial photographs confirms these dates of construction, with the building first appearing on an aerial dating to 1956 and the addition first appearing on an aerial dating to 1957 (Sanborn Map Company 1937; NETR 1956, 1957). The building replaced a small 1-story, wood-frame building depicted by a Sanborn fire insurance map of 1937 (Sanborn Map Company 1937).

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

**Surveyor:** Eryn Boyce and Rachel Craft

**Organization:** Hunter Research, Inc.

**Property ID:**

**-2041864198**

Page 1

☐ (Primary Contact)

833-837 Wesley Avenue is located on a rectangular lot within the street grid approximately three blocks south of the camp meeting park. It was constructed between circa 1955. It is not an individually insignificant example of mid-20th-century commercial architecture. In addition, it has no known associations with significant historical events or people.

**Setting:**

The property is currently located outside and approximately 50 southwest of the southern boundary of the Ocean City Residential Historic District (SR 1/15/2003, NR 3/20/2003), which is formed by the property boundaries of 825 Wesley Avenue to the northeast; however, it is within the boundaries of the local Ocean City Historic District (1/28/1993), which extends south on Wesley Avenue to Ninth Street. 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 district that has a commercial character that is distinguishable from the dominant pre-1956 residential character of the district. A new dwelling and a circa 1950 commercial building are located on the two neighboring properties on the east side of Wesley Avenue (829-831 Wesley Avenue and 839 Wesley Avenue/601 Ninth Street), and the neighboring properties on Ninth Street (600 Ninth Street, 840 Ocean Avenue and 900 Ocean Avenue) are also commercial mixed-use buildings or condominium/apartment buildings out-of-scale with the Ocean City Residential Historic District.

Wesley 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, Wesley Avenue gradually becomes more commercial, with offices, large hotels/motels and condominium buildings increasingly interrupting the visual continuity.

**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)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Boyd's Ocean City Directory	1922	
(None Listed)	The Tichnor Brothers Postcard Collection, Boston Public Library	2018	
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**Survey Name:** Ocean City Historic District Intensive-Level Architectural Survey

**Property ID:**

Page 2

**Surveyor:** Eryn Boyce and Rachel Craft

☐ (Primary Contact)

**-2041864198**

**Organization:** Hunter Research, Inc.

McLaughlin, Mark	Ocean City, NJ	1999
Miller, Fred	Images of America: Ocean City, 1950-1980	2006
Miller, Fred	Ocean City: America's Greatest Family Resort	2003
Miller, Fred and Susan	Images of America: Ocean City's Historic Hotels	2014
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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 v12: Non-contributing to H.D. (1/1/1990)

Notes:

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

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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)

---

Conversion Problem? ☐ ConversionNote: 160

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.

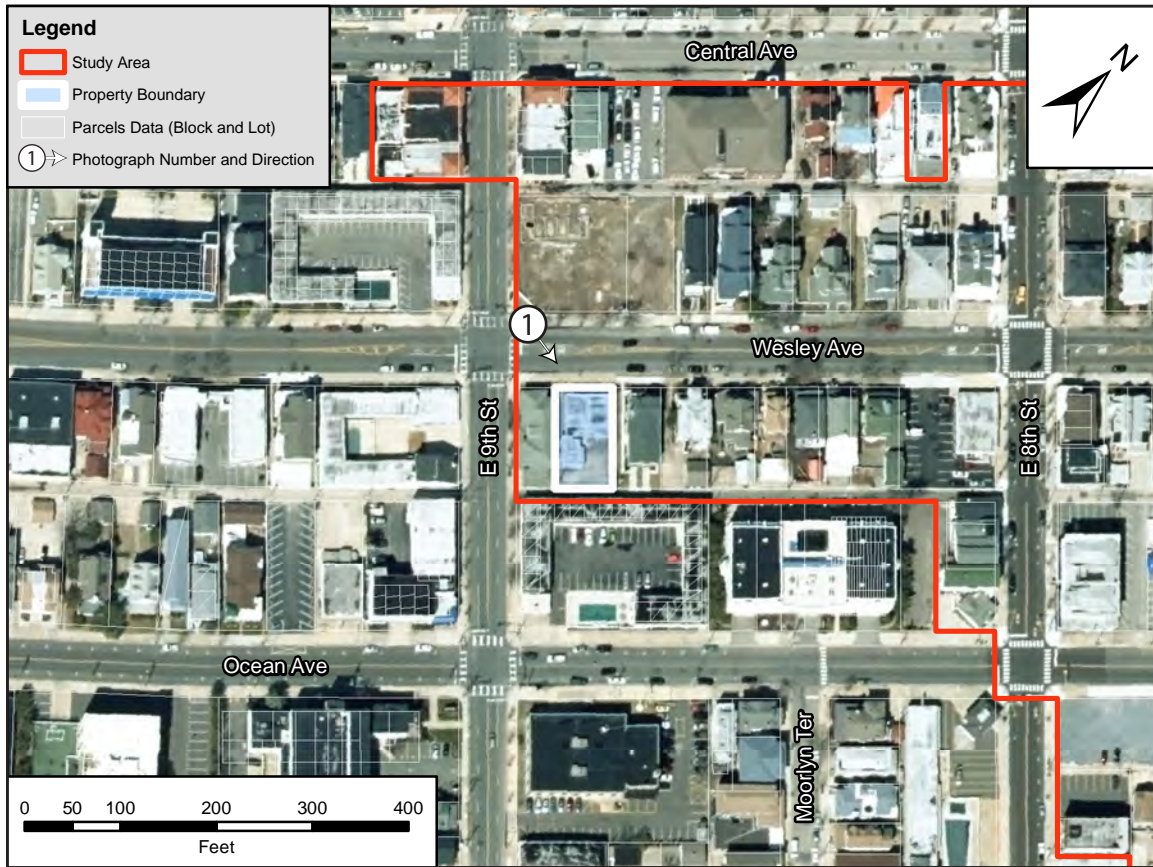
**Property ID:**

**-2041864198**

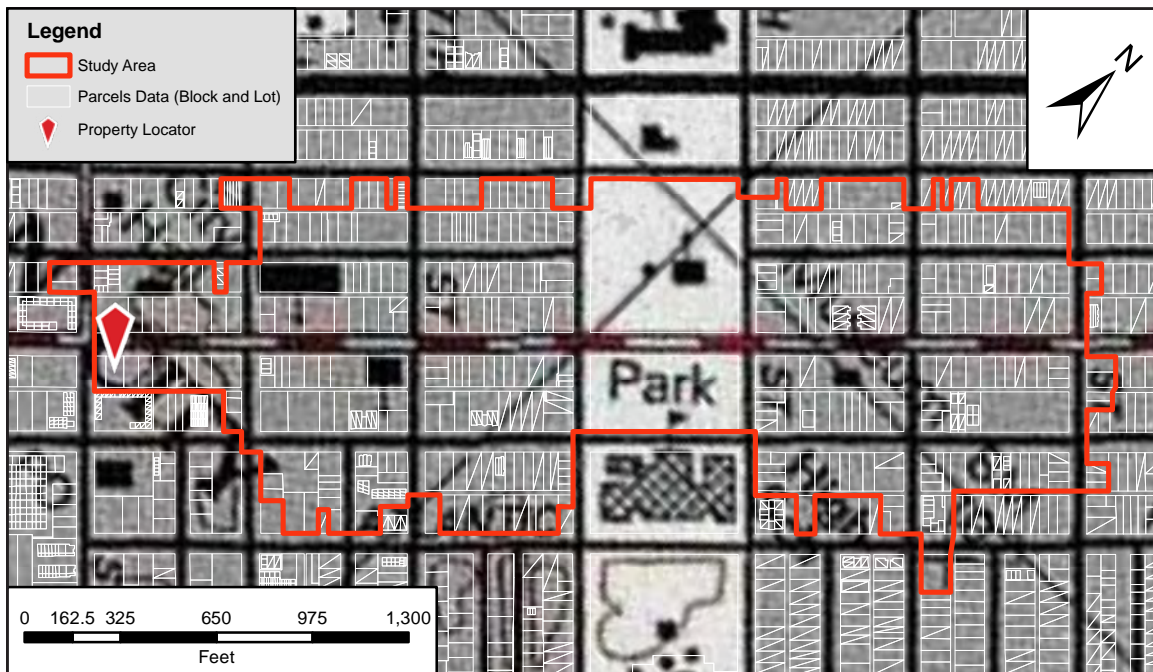
Page 3

☐ (Primary Contact)

Ocean City Architectural Survey  
Block 804, Lot 2  
833-837 Wesley Ave.  
Location Map



NJGIN Orthophotography 2015



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